WH

Welcome Homes

54 Chester Drive, DN4 5NS

£205,000 OffersInRegionOf
Tenure Freehold

- **Remaining New Build Warranty**
- **Excellent road & rail transport links**
- **Beautiful, well appointed home**

- **No onward chain**
- **Integrated Appliances**
- **Off Road Parking**
- **En Suite**
- **Downstairs WC**

Floor 0

WC
1.48 x 0.78 m
4'10" x 2'6"

Hallway
4.73 x 1.09 m
15'6" x 3'6"

Living Room
3.11 x 4.41 m
10'2" x 14'5"

Dining Kitchen
4.65 x 2.34 m
15'3" x 7'8"

Approximate total area
65.07 m²
700.39 ft²

Floor 1

Landing
2.23 x 1.85 m
7'3" x 6'0"

Bathroom
1.78 x 1.80 m
5'9" x 5'10"

Bedroom
2.53 x 4.42 m
8'3" x 14'6"

Bathroom
2.00 x 1.79 m
6'6" x 5'10"

Bedroom
3.14 x 2.53 m
10'3" x 8'3"

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		

AWAITING VALUES

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		96
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 84

England & Wales — EU Directive 2002/91/EC