



**48 Richmond Road, DN5 8ST**  
**£145,000 Offers Invited**  
**Tenure Freehold**

- **Vacant Possession**
- **Popular Location**
- **No Chain**
- **Perfect for first time buyers**
- **Great Investment Opportunity**
- **Off Road Parking**
- **Enclosed rear garden**

This lovely family home has masses of potential and would suit first time buyers or families alike. Enjoying a prime location on a popular roadway this three bedroom semi-detached property boasts off road parking and a rear enclosed garden that is not overlooked. Although the property would benefit from some modernisation this spacious home is well presented throughout and benefits from a contemporary fitted bathroom. Offered to the market with no onward chain and vacant possession the property has an open plan lounge diner and a galley style kitchen that leads out to the rear garden with lawned area and a timber built storage shed. Upstairs there are two double bedrooms and a single bedroom as well as the family bathroom. Conveniently located the proeprty is within walking distance to infant and secondary schools as well as shops, supermarkets and other amenities. The A1 motorway is only a few minutes drive away also. Call Welcome Homes to arrange your viewing.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A)	
(81-91) B	86
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC