



**7 Gullane Drive, DN4 9NW**  
**£155,000 Offers In Region Of**  
**Tenure Freehold**

- **Vacant Possession**
- **Off Road Parking**
- **Garage**
- **No Chain**
- **Huge Potential**
- **Investment Opportunity**
- **Enclosed rear garden**

Fabulous investment opportunity or first time home. This three bedroom semi-detached property requires some updating but is extremely conveniently placed in the locality and would make a superb family home. The property enjoys a significant plot with off road parking an enclosed rear garden and a separate garage. Internally there is an ample entrance hall, open plan lounge diner and separate kitchen. Up to the first floor there are three good sized bedrooms and the family bathroom. Within easy access to the town centre, local village amenities and the A1 Motorway the property is ideally placed. Internal viewing is highly recommended, please call Welcome Homes to arrange a 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	84
(69-80) C	69
(55-68) D	
(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