



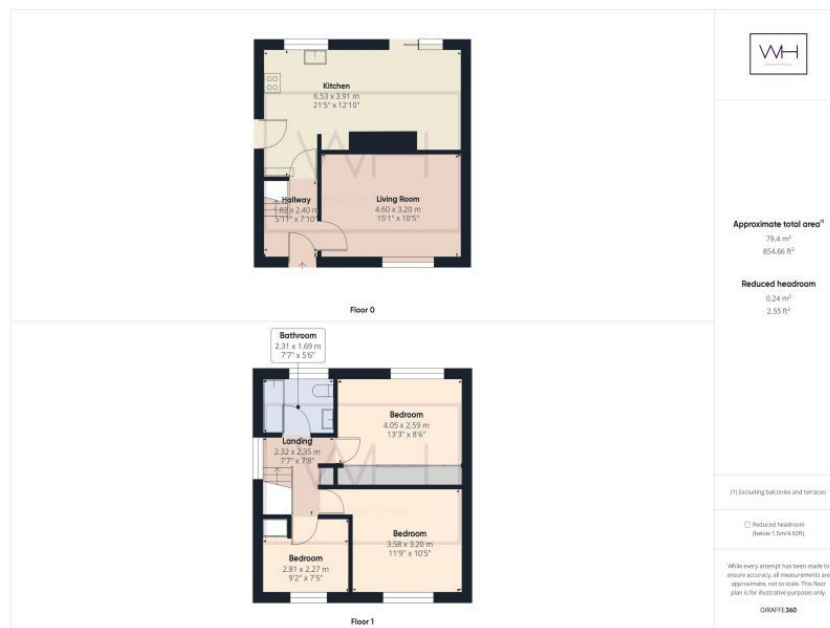
1 Swaithe Avenue, DN5 9PD

**£160,000 Offers In Region Of
Tenure Freehold**

- **Corner Plot**
- **Short walk to school and local amenities**
- **Beautifully presented**
- **Popular Residential Area**
- **Perfect Family Home**
- **Large Garden**

Welcome to your dream home exquisitely spread across two levels with an impressive 79.0 m² total area. The ground level tempts you in with a generously sized living room, perfect for cozy family gatherings, and a well-equipped kitchen, professionally fitted with a stove for your culinary adventures. Ascend to the upper level and discover a private sanctuary to retire at the end of the day, comprising three cosy bedrooms and a family bathroom thoughtfully designed with a bath for those relaxing, self-care evenings. With surprisingly vast living spaces, modern fittings, and a sophisticated design strategy, this three-bedroom, one-bathroom sanctuary perfectly marries comfort and style to deliver a truly unparalleled living experience.

Viewing is highly recommended in order to appreciate the space on offer and presentation of this property. Situated in a popular location, close to reputable schools, a wealth of local amenities and major travel and transport links, this property certainly ticks all the boxes!



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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