



3 Scawthorpe Avenue, DN5 9DG
£190,000 Offers In Region Of
Tenure Freehold

- **Vacant Possession**
- **Perfect for first time buyers**
- **No Chain**
- **Garage**
- **Off Road Parking**
- **Desirable Location**

This spacious property in need of modernisation is a blank canvas ready for buyers to transform into a fabulous family home. On the ground floor you will find a generous entrance hall and two separate reception rooms as well as the galley style kitchen. The existing layout could easily be adapted to a modern lifestyle by creating an open plan kitchen diner to the rear of the property with minimal budget. There is an existing sunroom at the rear of the property creating a lovely and relaxing further living accommodation. This traditional style property with high ceilings and generous proportions has two large double bedrooms on the first floor and a fully fitted family bathroom. Externally the property has a separate brick built garage, off road parking and a lovely rear enclosed garden with lawn. The property is within a few minutes walk to an excellent secondary school and sixth form and there are also an abundance of other modern amenities on the doorstep. The street itself has always been popular and desirable due to its tree-lined appearance and convenient location close to travel and transport networks. This is a wonderful opportunity for first time homebuyers, families, and investors alike. Call Welcome Homes to arrange a viewing in order to avoid disappointment.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	