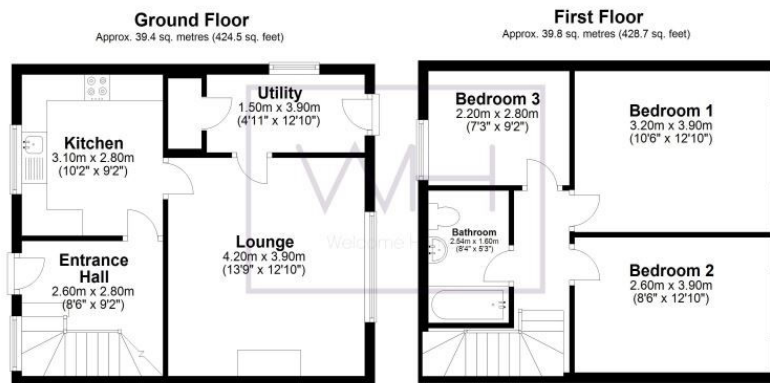




**21 Amersall Crescent , DN5 9HS**  
**£145,000 OffersInvited**  
**Tenure Freehold**

- **Great Investment Opportunity**
- **Three Bedrooms**
- **Large Garden**
- **Utility Room**
- **Popular Location**
- **Perfect for first time buyers**

This well appointed three bed property would make an excellent purchase for first time buyers or investors alike. The property has a huge rear garden perfect for families and there are also three great sized bedrooms. The property has a generous entrance hall with a U-shaped staircase leading to the first floor. The kitchen is a great size and leads to a separate lounge at the rear of the property overlooking the expansive rear garden. There is also the addition of a useful utility area to the side of the lounge with a storage cupboard and access out to the garden. The property is conveniently situated close to all the amenities of the village as well as excellent schools and travel/transport links. Call teh Welcome Homes sales team to book a viewing



Total area: approx. 79.3 sq. metres (853.3 sq. feet)

Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for furniture or flooring measurements.  
Plan produced using PlanUp.

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	840
(81-91) B	
(69-80) C	71
(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