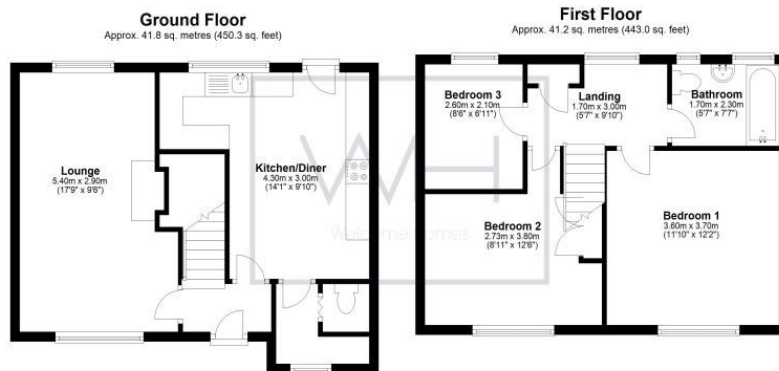




23 Birch Road, DN4 6PD
£135,000 OffersInRegionOf
Tenure Freehold

- **Excellent road & rail transport links**
- **Double Glazed**
- **Three Bedrooms**
- **Downstairs WC**
- **Popular Location**
- **Great Investment Opportunity**

****Investment Opportunity**** Three bedroom spacious semi-detached property with open plan kitchen diner, downstairs WC and utility. There are three double bedrooms and family bathroom, enclosed rear garden, garage and off road parking. The property is located in a popular area and would make a great investment with a yield of over 6%



Total area: approx. 83.0 sq. metres (893.2 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 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	85
(69-80) C	72
(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