



**54 Cooke Street, DN5 0DD**  
**£130,000 Offers In Region Of**  
**Tenure Freehold**

- **Vacant Possession**
- **No Chain**
- **Perfect for first time buyers**
- **Off Road Parking**
- **Great Investment Opportunity**
- **Downstairs WC**
- **Utility Room**
- **Garage**

Absolute gem of a listing that would massively appeal to families, first time buyers and investors. This deceptively spacious property spanning over 135 sqm in total has everything you could want or need. There is a utility room to the rear of the property, a downstairs WC and a large open plan kitchen diner. There is then a separate lounge to the front of the property and impressively the property has maintained a lot of the original features making it even more appealing. Upstairs there are three great sized bedrooms and the family bathroom. If that wasn't enough there is also a converted loft room! The property although in need of a degree of "TLC" is relatively contemporary throughout needing only a small renovation budget. Externally the property has a private enclosed rear garden and off road parking. There is also a garage which is a rarity in similar properties in the area. The locality has long been popular for local amenities, schooling and easy access to the City Centre and it is also only a stones throw away from the Train Station. Well worth a viewing, call Welcome Homes to arrange a viewing of this great property with huge potential.

