



10 Rochester Row, DN5 8PE
£189,500 Offers In Region Of
Tenure Freehold

- Walking distance to Cusworth Hall, Museum and Park
- Vacant Possession
- Well presented two bedroom bungalow.
- No Chain
- Minutes drive away from the A1 Motorway Network.
- Conservatory
- Off Road Parking

This tastefully designed two bedroom semi-detached bungalow spanning 67 square meters is perfect for those wanting to downsize or those wanting single floor living. This gem of a property offers a warm and inviting living room, complete with a cozy fireplace. The kitchen is generously sized with high quality wall and base units and plenty of work surface space. Further enhancing the allure of this property, an additional sunroom provides a bright and airy space for relaxation or an informal gathering. The bathroom is fully tiled with both bath and electric shower. The property location is genuinely unbeatable, with 'Cusworth Hall and Country Park' within walking distance, offering a unique blend of tranquility and outdoor activities. Although buyers may want to modernise the property and put their own stamp to it, the property is certainly move-in ready and has been lovingly maintained by the previous owner. Buyers are encouraged to move fast to view this rare find that is bound to be popular.



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		
(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	