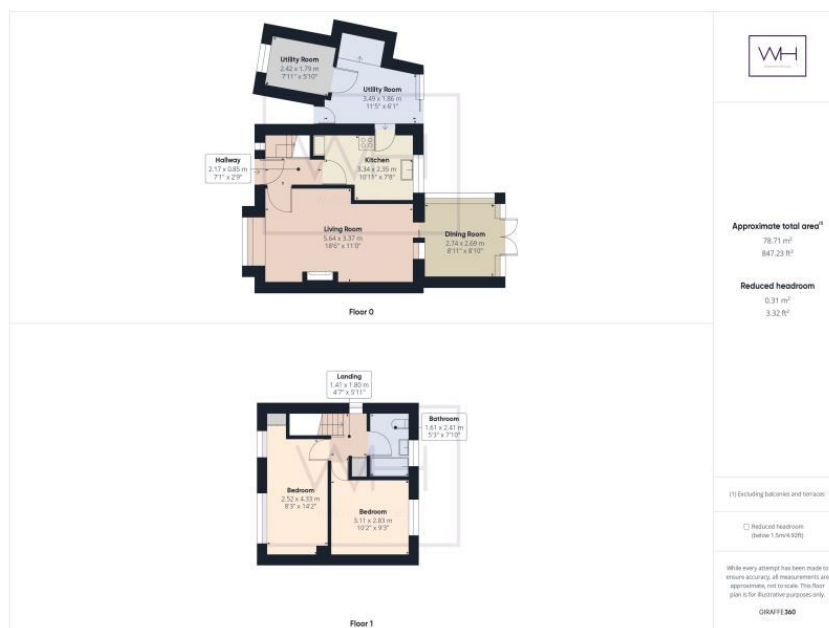




133 Stonehill Rise, DN5 9ES
£170,000 Offers In Region Of
Tenure Freehold

- **Large Garden**
- **Off Road Parking**
- **Surrounded by a wealth of local amenities**
- **Investment Opportunity**
- **Vacant Possession**
- **Perfect for first time buyers**
- **Utility Room**

Perfect for first time buyers this spacious property has been lovingly maintained and makes for a superb family home. With a larger than average rear garden and a conservatory as well as a utility area, the property ticks all the boxes. Enjoying a lovely spot on a popular roadway the property is conveniently placed for local amenities, schools and transport links. Upstairs there are two double bedrooms and a family bathroom and although in need of a degree of modernisation, the property is well presented throughout. The ground floor has been reconfigured to create a generous utility area and the conservatory has had a tiled roof installed in order to create an additional reception room that is usable all year round. Upstairs there are two double bedrooms and a family bathroom. The garden is well established and offers a decked seating area and a timber storage shed. The property also boasts plenty of off road parking on the block paved driveway. Offered to the market with no onward chain, viewing is highly recommended - call Welcome Homes to book an appointment



| 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 | |