



40 Parkland Crescent, DN5 0AJ
£175,000 OffersInRegionOf
Tenure Freehold

- **En Suite**
- **Three double bedrooms**
- **Solar Panels**
- **Three Storey**
- **Balcony**
- **Downstairs WC**

Laid out over three floors, this beautiful townhouse is the perfect family home offered to the market with no renovation required and even some remaining New Build Warranty. As you enter the property there is a generous entrance hall with access to the large downstairs WC. Through to the open plan dining kitchen there is a contemporary white kitchen complete with integrated appliances including dishwasher, fridge freezer and washing machine. The dining area overlooks the low maintenance garden through a set of French doors creating a lovely dining space. The property also boasts an attached garage. On the first floor there is the master bedroom with en suite facilities as well as the living room with a delightful balcony overlooking the garden. Ascending to the second floor there are a further two double bedrooms and a family bathroom. Enjoying a prime position on this new build residential estate the locality is quiet and convenient with easy access to plenty of amenities and excellent schools. Contact Welcome Homes to book a viewing



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	89
(69-80) C	90
(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