



1 Thellusson Avenue, DN5 8QN

**£175,000 Offers In Region Of
Tenure Freehold**

- **Corner Plot**
- **Garage**
- **Fully Renovated to a High Specification**
- **Extended**
- **New Kitchen and Bathroom**
- **Prime Location**
- **CCTV**
- **Open plan kitchen / dining area**

This beautifully finished three bedroom family home has been extended by the current vendors to create a magnificent open plan dining kitchen with integrated dishwasher, washer, oven and hob. Finished with midnight blue base units and contrasting white wall units the space feels like the height of contemporary living. The rest of the property has also been meticulously renovated and finished to a high standard making this a perfect purchase for first time buyers. Enjoying a large corner plot the property offers plenty of off road parking space and also has a separate garage. As you enter the front door you are greeted by a generous entrance hall leading to the spacious lounge that has been tastefully finished and enjoys an outlook over the garden. Upstairs there are three great sized bedrooms and a recently installed family bathroom. The locality is extremely popular due to its proximity to local amenities and schools as well as the fact that it is within walking distance to Cusworth Hall and Country Park. Properties like this don't stay on the market for long so call us to book a viewing today!



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	81
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC