



**28 Fourth Avenue, DN6 7QA**  
**£165,000 Offers In Region Of**  
**Tenure Freehold**

- **Deceptively Spacious**
- **Large Garden**
- **Perfect for first time buyers**
- **Investment Opportunity**
- **Conservatory**
- **Contemporary throughout**
- **Large Driveway for Several Cars**
- **Three Good Sized**

This spacious three bedroom family home is beautifully presented and wonderfully contemporary throughout. It further boasts a large frontage for off road parking and a substantial garden ideal for families and entertaining. As you enter the property the stairs are in front of you leading up to the open landing. On your right is the large sitting room leading into the conservatory and on your left is the contemporary dining kitchen with further access into a generous pantry cupboard. Upstairs there are three good sized bedrooms and a modern family bathroom. Perfect for first time buyers or even investors the property enjoys a convenient location close to plenty of local amenities as well as transport links, schools and Adwick Railway Station. The A1 Motorway is also only a few minutes drive away from the property. This turn key property requires no renovation making it a popular choice for buyers - call Welcome Homes to book a viewing



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	