



18 Abbey Walk, DN5 8NP
£185,000 Offers In Region Of
Tenure Freehold

- **Garage**
- **Off Road Parking**
- **Prime Location**
- **Walking distance to Cusworth Hall, Museum and Park**
- **No Chain**
- **Contemporary Kitchen and Bathroom**
- **Vacant Possession**

This well presented property has masses of potential and although would benefit from some cosmetic renovation, has a very contemporary kitchen and bathroom that has been replaced in recent years. Offered to the market with no onward chain and vacant possession the property also boasts off road parking and an attached garage. To the ground floor there is a combined living/dining room as well as the spacious kitchen and a generous entrance hall. The kitchen also benefits from integrated dishwasher and washing machine. The upper floor houses three great sized bedrooms and stylish bathroom. Externally there is a pleasant and established enclosed garden large enough for entertaining or family get togethers with both patio area and pristine lawn. Ideally located, the property is within walking distance to the tranquil Cusworth Hall Museum & Park, perfect for recreational outdoor activities. For families, several schools are easily accessible, promoting an easy school run and there are also various supermarkets closeby. The property has electric heating throughout. Call Welcome Homes to arrange 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 | |
| (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 |