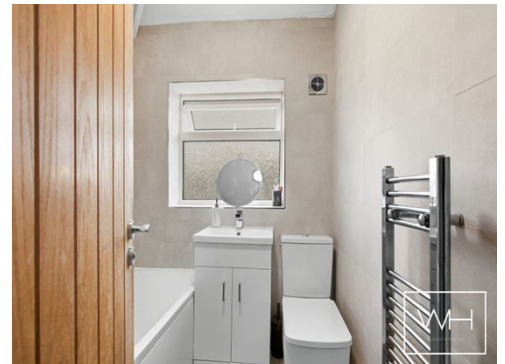




57 Crompton Avenue, DN5 8EF

**£170,000 Offers In Region Of
Tenure Freehold**

- SOUGHT AFTER LOCATION
- UTILITY ROOM
- READY TO MOVE IN
- TWO BEDROOM SEMI DETACHED
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES

A BEAUTIFULLY PRESENTED TWO-BEDROOM HOME IN SPROTBROUGH – STYLISH INTERIORS, A FANTASTIC REAR GARDEN & READY TO MOVE STRAIGHT INTO

Welcome Homes are delighted to bring to the market this gorgeous two-bedroom semi-detached home, beautifully presented throughout and offering far more than you might expect from a two-bedroom property.

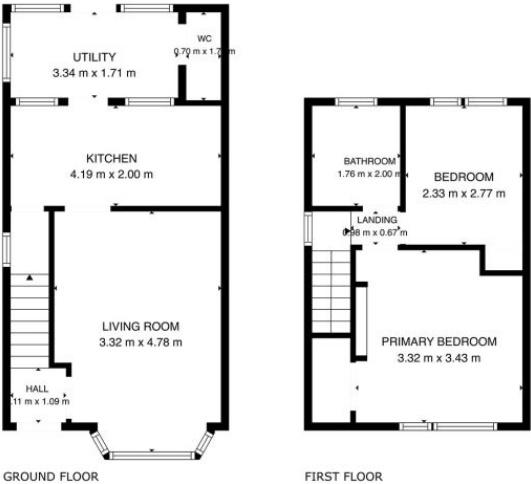
Set within the ever-popular area of Sprotbrough, this is a home you can simply unpack and enjoy. The current owners have created a lovely, modern home with a warm and welcoming feel, while outside you have off-road parking and a fantastic-sized rear garden – a real selling point of this property.

Step inside and the lounge immediately sets the tone. This is a great-sized living space with a large bay window allowing plenty of natural light to flood in. The neutral décor, wood-effect flooring and gorgeous panelled feature wall give the room a really stylish finish, while there is still plenty of space for substantial furniture without the room feeling crowded.

Moving through to the kitchen, the modern units are finished in a lovely neutral tone with contrasting worktops, tiled splashbacks and integrated cooking appliances. It is a bright, practical space with plenty of worktop and storage space for everyday living.

One of the unexpected bonuses of this home is what sits beyond the kitchen. There is a separate utility area, keeping the laundry and everyday essentials away from the main living accommodation, along with the added convenience of a downstairs WC. For a two-bedroom home, these are brilliant additions and make the ground floor incredibly practical.

Upstairs, the principal bedroom is another lovely room. Generous in size and beautifully presented, there is plenty of space for a large bed and additional bedroom furniture. The feature media wall adds a contemporary finish, while the large



TOTAL: 61 m2
GROUND FLOOR: 35 m2, FIRST FLOOR: 26 m2
EXCLUDED AREAS: WALLS: 7 m2

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	