



44 Royston Avenue, DN5 9RA

**£110,000 Offers In Region Of
Tenure Freehold**

- **THREE BEDROOMS**
- **READY TO MOVE IN**
- **CLOSE TO SHOPS,
SCHOOLS AND
LEISURE FACILITIES**
- **IDEAL FOR FIRST TIME
BUYERS**

A Fantastic First-Time Buy or Investment Opportunity – Spacious Three-Bedroom Home with Two Reception Rooms

Welcome Homes are delighted to bring to the market this spacious three-bedroom home on Royston Avenue, offering a brilliant opportunity for first-time buyers, young families or investors.

Offering approximately 92 sq m (990 sq ft) of accommodation, this property gives you a lot of house for your money, with two generous reception rooms, three bedrooms, a good-sized kitchen and a rear garden.

Step inside and you are welcomed into the hallway, with the living room positioned at the front of the property. This is a lovely-sized room with a large bay window bringing in plenty of natural light and a feature fireplace creating a cosy focal point.

Moving through the property, the separate dining room is a fantastic size with plenty of room for a full dining table. Whether it's family meals, entertaining friends or simply having that valuable second living space, this is a really useful room.

To the rear is the kitchen, offering a good range of fitted units and plenty of worktop space, with access leading out towards the rear garden.

Upstairs, the space continues to impress. The primary bedroom is particularly generous at approximately 4.14m x 3.76m, while the second bedroom is another good-sized room.

Bedroom three provides a useful additional space and would work perfectly as a child's bedroom, nursery, dressing room or home office.



TOTAL: 92 m2
GROUND FLOOR: 46 m2, FIRST FLOOR : 46 m2
EXCLUDED AREAS: WALLS: 8 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		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	