



56 CRESTBROOKE, NORTHALLERTON

O.I.R.O £240,000



Northallerton
Estate Agency



Crestbrooke

Northallerton, DL7 8YR

WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW, WITH GARAGE, IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON WITHIN WALKING DISTANCE TO TOWN AND MAINLINE TRAIN STATION.

- DETACHED BUNGALOW
- GARAGE
- PRIME LOCATION
- CHAIN FREE
- CONSERVATORY
- NEW BOILER



FRONT ENTRANCE HALL

UPVC DOUBLE GLAZED FRONT DOOR WITH ETCHED GLASS WINDOWS TO THE SIDE, CEILING LIGHT POINT AND CLOAKS, RADIATOR

LIVING ROOM

A GOOD SIZED ROOM WITH A LARGE BAY WINDOW, WOOD FLOORING, FEATURE FIREPLACE WITH ELECTRIC FIRE, 2 CEILING LIGHT POINTS, 2 DOUBLE RADIATORS AND TV AND PHONE POINTS WITH A DOOR THOUGH TO THE BACK HALLWAY.

REAR HALL WAY

WITH CUPBOARD HOUSING A NEWLY FITTED BAXI 400 CONDENSER COMBI BOILER AND ACCESS TO THE LOFT SPACE VIA HATCH.

KITCHEN

A GOOD RANGE OF WALL AND BASE UNITS, SINGLE SINK AND DRAINER WITH MIXER TAP, INTERGRATED FRIDGE FREEZER AND CERTA HOB WITH BELLING DOUBLE OVEN BELOW, SPACE FOR WASHING MACHINE, EXTRACTOR HOB, CEILING SPOTLIGHTS, RADIATOR, WOOD EFFECT FLOORING AND DOOR OUT INTO THE SIDE OF THE PROPERTY

MASTER BEDROOM

A GOOD SIZED MASTER WITH WOOD EFFECT FLOORING, FITTED WARDROBES, CIELING LIGHT POINT, TV POINT AND RADIATOR

BEDROOM 2

WOOD EFFECT FLOORING, RADIATOR, CEILING LIGHT POINT AND FRENCH DOORS LEADING OUT TO THE CONSERVATORY

CONSERVATORY

THIS ROOM HAS A GOOD SOLID ROOF, GLAZED TO 3 SIDES AND DOORS OUT ON TO THE GARDEN AREA.

BATHROOM

A NICELY PRESENTED BATHROOM WITH BATH AND CREDA FLORIDA PLUS SHOWER, WASH BASIN, WC WOOD EFFECT FLOORING, CEILING SPOTLIGHTS.

GARAGE

DETACHED GARAGE SPACE WITH POWER AND AN UP AND OVER DOOR.



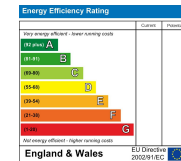
Call us to arrange a viewing on **01609 771959**



56 CRESTBROOKE, ROMANBY, NORTHALLERTON, DL7 8YR

TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency