

24 WINTON ROAD, NORTHALLERTON

CHAIN FREE £350,000





Winton Road

Northallerton, DL6 1QH

A SUBSTANTIAL SIZED DETACHED 3 BED BUNGALOW IN A PRIME LOCATION WITH WALKING DISTANCE TO NORTHALLERTON TOWN CENTRE. THIS PROPERTY HAS SCOPE TO RENOVATE AND EXTEND WITH THE RIGHT PLANNING PERMISSION.

- DETATACHED
 - GARAGE
- CONSERVATORY

- 3 BEDROOM
 - UTILITY
- CHAIN FREE



ENTRANCE HALL

UPVC DOOR WITH LOFT ACCESS, COVED CEILING AND A CLOAK CUPBOARD WITH A DOOR INTO THE SITTING ROOM

SITTING ROOM

BIG BAY WINDOW WITH FEATURE FIREPLACE MADE OF STONE SURROUND AND A "MOUSEMAN" CRAFT SHELF, RADIATOR TV POINTS AND WINDOWS TO 2 SIDES LETTING IN LOTS OF NATURAL LIGHT. THERE IS AN ARCHWAY LEADING INTO THE DINING ROOM.

DINING ROOM

CEILING LIGHT POINTS, COVING, DOUBLE RADIATOR, SERVING HATCH AND A DOOR LEADING TO THE REAR AND UTILITY AREA.

KITCHEN

TILED FLOOR, GOOD RANGE OF WALL AND BASE UNITS SINGLE SINK AND BOWL DRAINER, SPACE FOR ELECTRIC COOKER AND FRIDGE.

UTITLIY ROOM

SPACE FOR WASHING MACHINE AND OTHER APPLIANCES A GOOD STOAGE AREA WHICH LEADS INTO A WC

WC OFF UTILITY

CEILING LIGHT POINT, WC AND BASIN

BEDROOM

WALL LENGTH WARDROBES, DRESSING AREA, CHEST OF DRAWERS, TV AND PHONE POINT, CEILING LIGHT POINT AND DOOR INTO THE CONSERVATORY

CONSERVATORY

LARGE INSULATED CONSERVATORY WITH GLAZING TO 4 SIDES AND ACCESS TO THE REAR GARDEN.

BEDROOM :

CEILING LIGHT POINT, RADIATOR AND INTERNAL TRIPLE GLAZING UNIT.

BEDROOM 3

CEILING LIGHT POINT, DOUBLE RADIATOR, SECONDARY TRIPLE GLAZING UNIT

BATHROOM

THE BATHROOM IS SPLIT INTO SEPERATE SHOWER AREA AND BATHING AREA THE SHOWER AREA WITH A CUPBOARD HOUSING THE VIESMAN VITADENS CONDENSER COMBI BOILER. TILED WITH WC AND A MAINS BAR THERMOSTATIC SHOWER, DOUBLE RADIATOR AND ARCH INTO THE BATH AREA WITH FULL SIZE BATH, BASIN, MIRROR AND RADIATOR.

GARDEN

THE GARDEN IS IN A LOVELY SUNNY POSITION WITH LAWN AND PATIO AREAS, GREENHOUSE AND SHED THERE IS ALSO A FEATURE POND.

GARAGE

UP AND OVER DOOR VERY LARGE GARAGE WITH MAINS POWER.















Call us to arrange a viewing on 01609 771959

GROUND FLOOR 1389 sq.ft. (129.0 sq.m.) approx.







24 WINTON ROAD, NORTHALLERTON. NORTH YORKSHIRE DL6 1QH.

TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floorpien contained here, measure of doos, windows, croma and any other terms are approximate and no responsibility is staten for any ensured or mis-statement. This plan is for illustrative purposes only and should be used as such by consistent or mis-statement. This plan is for illustrative purposes only and should be used as such by consistent and responsible. The surfaces contains a contained so that the surfaces contains a contained to mis-

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 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
- · Item's 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 important 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



