



24 WINTON ROAD, NORTHALLERTON

CHAIN FREE £350,000



Northallerton
Estate Agency



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.

- **DETACHED**
- **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.

UTILITY ROOM

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

WC OFF UTILITY

CEILING LIGHT POINT, WC AND BASIN

BEDROOM 1

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 2

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**

REAR LOBBY

WC

UTILITY ROOM
7'2" x 6'2"
2.18m x 1.88m

DINING ROOM
9'7" x 6'11"
2.93m x 2.11m

KITCHEN
10'8" x 9'7"
3.25m x 2.93m

BATH & SHOWER ROOM

CONSERVATORY
12'2" x 6'8"
3.70m x 2.03m

WARDROBE

BEDROOM 1
17'0" x 12'2"
5.19m x 3.70m

RESTING TABLE

GARAGE/WORKSHOP
30'1" x 8'2"
9.18m x 2.48m

ENTRANCE HALL

CLOUPH

SITTING ROOM
16'3" x 13'6"
4.95m x 4.11m

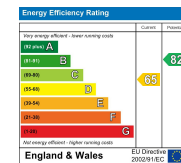
BEDROOM 3
8'8" x 7'9"
2.64m x 2.37m

BEDROOM 2
12'2" x 9'11"
3.70m x 3.02m

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their operability or efficiency can be given.

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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.



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