



7 SILVER MEADOWS

BARTON, NR RICHMOND, DL10 6SL

£189,950
FREEHOLD

A Well Presented Modern End Terraced Family House within this easily accessible and well regarded village with primary school, village shop, public house and good public transport bus links. Handily placed for Darlington, the A1(M) and Richmond. Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Low Maintenance Front and Rear Gardens, Nearby Garage and Parking Space, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

7 SILVER MEADOWS

- MODERN • 3 BEDROOMS • LOW MAINTENANCE GARDENS • GARAGE AND PARKING • HANDY FOR VILLAGE PRIMARY SCHOOL, SHOP AND PUB • HANDY FOR A1(M), DARLINGTON AND RICHMOND • GAS FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Well Presented Modern End Terraced Family House within this easily accessible and well regarded village with primary school, village shop, public house and good public transport bus links. Handily placed for Darlington, the A1(M) and Richmond. Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Low Maintenance Front and Rear Gardens, Nearby Garage and Parking Space, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D68. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, telephone point. Upvc double glazed entrance door to front. Stairs to first floor. Door to Lounge/Dining Room.

LOUNGE

Coving, coal effect gas fire with tiles surround, television point, radiator. Upvc double glazed windows to front and rear with vertical blinds. Doors to Hall and Kitchen.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, white gloss cupboards and drawers with chrome handles and under lighting, built in electric oven and 4 ring gas hob, glass splash back, with stainless/steel extractor hood, wall mounted gas fired boiler, coving, ceiling LED spotlights, understairs cupboard. Upvc double glazed windows to rear. Upvc double glazed door to Rear Garden. Door to Lounge/Dining Room.

LANDING

Coving, radiator, loft hatch. Doors to Bedrooms and Bathroom.

BEDROOM 1

Coving, built in wardrobe with sliding mirror doors, fitted dressing table, radiator. Upvc double glazed window to front with vertical blinds. Door to Landing.

BEDROOM 2

Coving, radiator. Upvc double glazed window to rear with vertical blinds. Door to Landing.

BEDROOM 3

Coving, radiator, airing cupboard with insulated hot water cylinder and immersion heater. Upvc double glazed window to rear with vertical blinds. Door to Landing.

BATHROOM/WC

Half surrounds, pedestal wash basin, panelled bath with electric shower over, wc, radiator, coving. Upvc double glazed window to rear with vertical blinds. Door to Landing.

OUTSIDE

Low Maintenance Front Garden

Enclosed by shrub hedgerow, gravel chippings, security light, gas meter box, electric meter box.

West Facing Private Low Maintenance Rear Garden

Fully enclosed by timber panel fencing, paved patio, flower beds, gravel chippings, security light, cold water tap, gate to side to shared access path.

Nearby Garage

9'0" x 16'0" (2.74m x 4.88m). Hipped roof with rafter storage, up and over door to front.

Parking space in front of the garage

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 168213.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18589735

Particulars Prepared – April 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

SERVICES

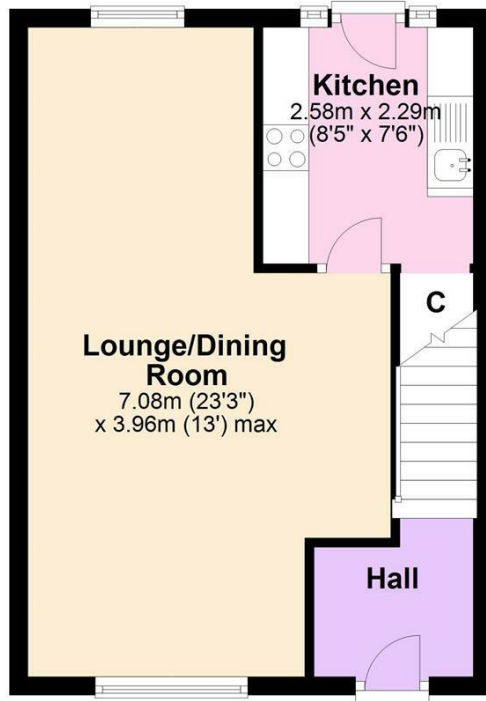
Mains electricity, gas, water and drainage.

7 SILVER MEADOWS



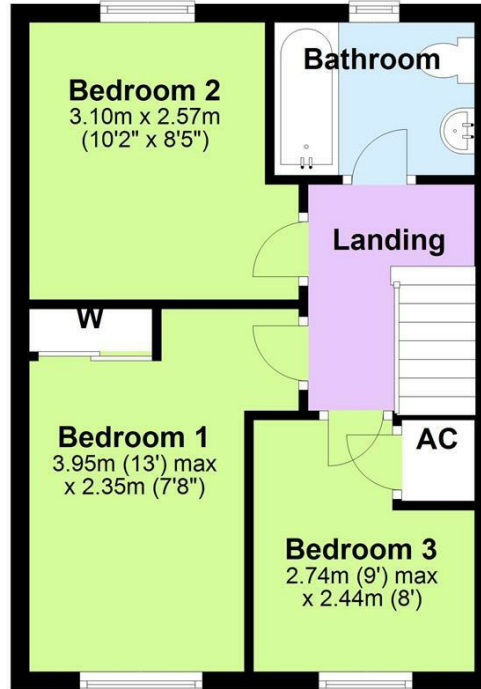
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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