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Trelawney , Morton On Swale Northallerton DL7 9QX

This deceptively spacious three bedroom, extended detached bungalow in the village of Morton on Swale is sure to attract interest. Located a stones throw from local shops and just a short distance from Northallerton with its town centre and rail links the bungalow is ideally situated. The space and size on offer must be seen to be appreciated and represents the perfect opportunity to create your dream home. Internal accommodation consists of a lounge, three bedrooms, shower room and kitchen whilst outside the property offers an access ramp for wheelchair users, off street parking, lawned garden to the front, paved garden to the rear, a single garage with brick build storage area to rear and a detached workshop. Gas central heating and UPVC double glazed windows are present as expected. EPC rating D. Council tax band D.

Offers Over £230,000

LOCATION

Trelawney is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a butchers, a primary school, a public house and a regular bus service to Bedale and Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

Head west out of Northallerton on the A684, through the village of Ainderby Steeple and into the village of Morton on Swale the property lies on the right hand side opposite the village shop.

THE ACCOMMODATION CONSISTS OF

LOUNGE

14'2" x 17'2" (4.34 x 5.25)

With a side facing UPVC double glazed door, front facing UPVC double glazed bow window & side facing UPVC double glazed window, gas fire, laminate flooring and radiators.



KITCHEN

8'11" x 14'5" (2.72 x 4.40)

With a fitted range of base, wall & drawer units, worktops inset with stainless steel sink & drainer, electric oven, gas hob, gas combi boiler, double storage cupboard, side facing UPVC double glazed window and rear facing UPVC double glazed window.



BEDROOM ONE

11'3" x 14'6" (3.44 x 4.42)

With front facing UPVC double glazed window and radiator.



BEDROOM TWO

11'3" x 10'10" (3.44 x 3.32)

With side facing UPVC double glazed window and radiator.



BEDROOM THREE

8'11" x 8'11" (2.73 x 2.72)

With rear facing UPVC double glazed window and radiator.



SHOWER ROOM

5'6" x 7'11" (1.68 x 2.42)

With a walk in shower, low level WC & wash hand basin, part tiled walls, heated towel rail and two rear facing UPVC double glazed windows.



EXTERNALLY

With single garage, off street parking for two to three cars, lawned garden to front, paved garden to rear, additional brick built storage room and detached workshop.

VIEWING BY APPOINTMENT

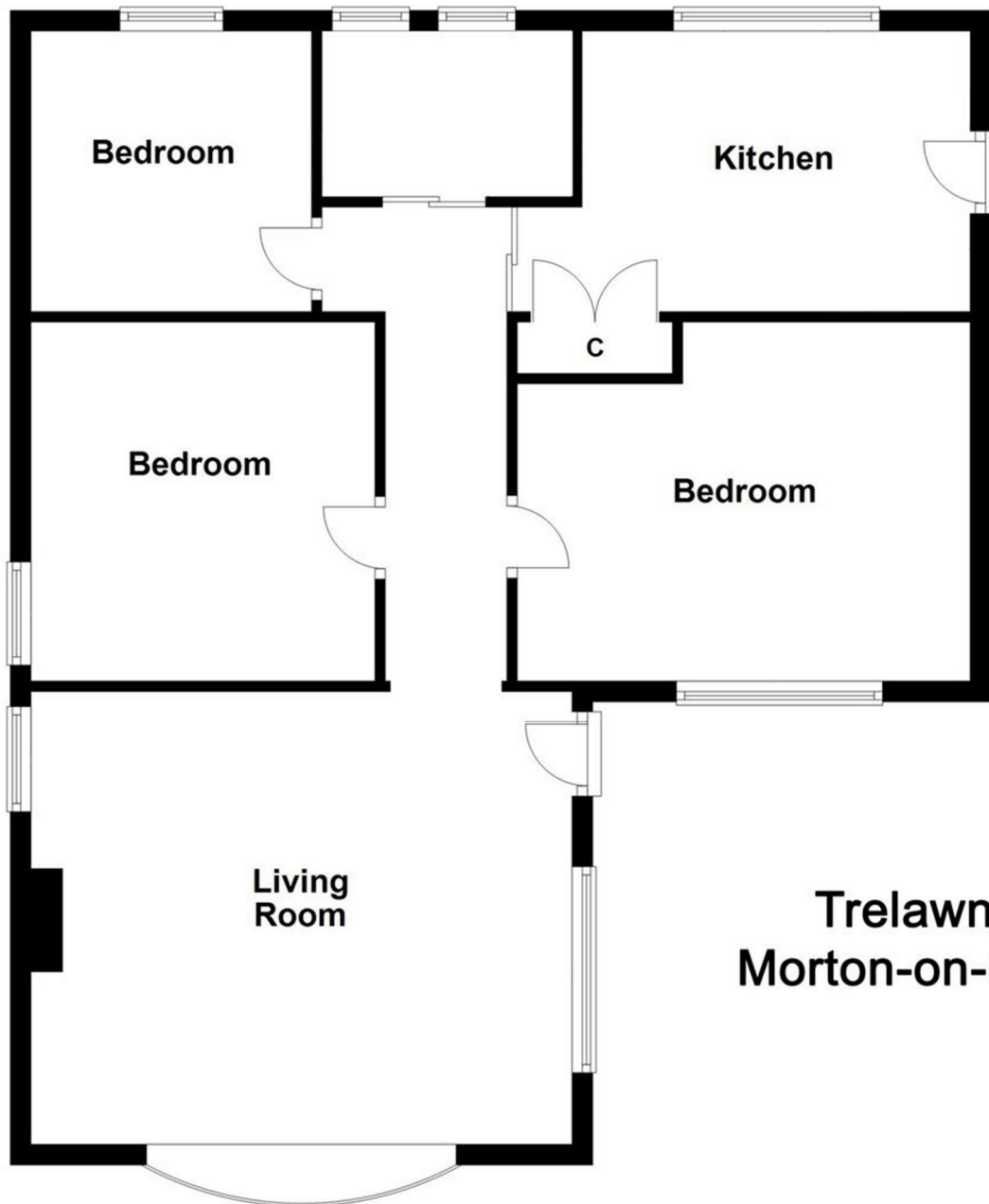
Viewing is Strictly By Appointment Only.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.



**Trelawney
Morton-on-Swale**