



## 5 Cromwell Drive, Morton On Swale Northallerton DL7 9QZ

**\*\*CHAIN FREE\*\***

This fantastic semi detached bungalow on a good size plot with front and rear gardens, in Morton on Swale is sure to attract a wide range of interest.

The property is the ideal opportunity to create the perfect bungalow with natural light flowing throughout, internal accommodation consists of an entrance hallway, cosy living room, kitchen, two double bedrooms, a modern shower room and ample fitted storage throughout.

In a popular village just a short distance from Northallerton

Externally the property has a paved driveway leading to a single garage, lawned front garden and mature rear garden with shrubs and spacious patio.

UPVC double glazing is present throughout as expected.

EPC Rating D Council Tax Band B

**Offers Over £199,999**

### LOCATION

Cromwell Drive is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a primary school, an independent village store and ice cream shop, 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.

### DIRECTION

Proceed out of Northallerton on the A684. Continue through the village of Ainderby Steeple and into Morton on Swale where the turning for Cromwell Drive is on the left hand side, and you will see the property from our for sale board.

### ENTRANCE HALL

6'3" x 1'9" (1.92 x 0.54)

With front facing entrance door and double glazed window and store/cloak cupboard.

### LIVING ROOM

16'2" x 10'9" (4.93 x 3.30)

With front facing double glazed bay window, electric fire place with marble effect fire surround and electric heater.



**KITCHEN**

9'3" x 9'2" (2.84 x 2.80)

With side facing double glazed door and window, fitted kitchen comprising base, wall and drawer units, roll edge work tops with tiled splash back and stainless steel sink, drainer and free standing electric cooker and electric fire.



**BEDROOM 1**

10'9" x 13'0" (3.30 x 3.98)

With rear facing double glazed window, fitted wardrobes and fitted cupboards providing extra storage and electric heater.



**BEDROOM 2**

13'0" x 9'1" (3.97 x 2.79)

With rear facing double glazed window overlooking garden, side facing double glazed door, built in wardrobes and electric heater



### SHOWER ROOM

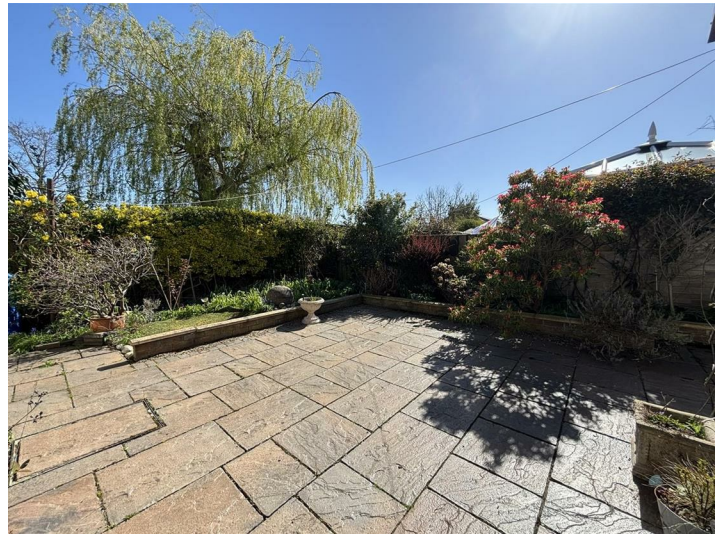
6'8" x 6'2" (2.04 x 1.90)

With Side facing double glazed window, pedestal hand wash basin, low level wc, Corner shower, built in cupboards and drawers to provide extra storage and a radiator.



**GARDEN**

Mature rear private garden with shrubs, spacious patio, access to garage with electric powered roller door.



## EXTERNAL



## MORTGAGE AND 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.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off Road Parking



**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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 as to their operability or efficiency can be given.  
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