

FOUNTAINS WAY, MORTON ON SWALE,
NORTHALLERTON
OFFERS IN THE REGION OF £285,000

Northallerton
Estate Agency





Fountains Way

Northallerton, DL7 9UF

The property comprises a brick built with clay tile roof, 2-bedroom detached bungalow with garage and off-road parking in the highly sought after village of Morton-on-Swale. The property enjoys a good-size corner plot with solar panel, gas central heating and UVPC double glazing throughout.

- **2 Bedroom**
- **Garage**
- **Solar panels**
- **Detached Bungalow**
- **Village location**
- **Well presented**

Entrance
Entering the property down the side through a UVPC double glazed door with upper leaded and coloured glass light into the entrance hall with inset ceiling spotlights, quality laminate flooring, radiator.

Kitchen
Attractive modern range of base and wall cupboards, granite effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit, unit inset 4 ring gas hob, inset brushed steel and glass double oven and grill with adjacent fridge and freezer to side, splashbacks, wall mounter Worcester condencing combi central heating boiler, useful extractor over hob with inset light and fan, double radiator, over unit lighting and attractive views to front garden.

Living room
Attractive bay window with display window ledges, double radiator, feature chimney breast with cut marble hearth, backplate and surround with inset living flame gas fire, coved ceiling, centre ceiling light point, TV and phone point, quality laminate flooring.

Shower room
Attractive fully tiles shower cubicle with a thermostatically controlled mains shower, drench and shower attachment, shower panelled ceiling with inset extractor and spotlights, useful tiled shelving within the shower, double side washbasin with quality mixer tap over, drawer storage beneath, adjacent slimline duo flush toilet, wall mounted heated towel rail, quality laminate flooring.

Bedroom 1
Wall length bedroom furniture with central king size bed area with bedside cabinets and drawers beneath, double wardrobes and cupboard storage over, centre ceiling light point, fitted base units with display shelving and cupboard, views to the conservatory, double radiator.

Bedroom 2
Wall length mirror fronted sliding door wardrobes with inset shelving and rails, ceiling light point, double radiator. Full height UVPC door through into sunroom.

Garden
To the front of the property there is an attracting lawned garden with inset shrubberies, to the side there is a flagged and chipped driveway with hedging and chippings boarders to side giving access through and onto continuation of the driveway under a covered car port to the garage. The rear garden is low maintenance with an attractive porcelain tile patio area with shrub boarders, post and plank fencing to the rear and flagged walkway continues around the property to the other side with useful storage area.

Garage
Brick built with clay tile roof on a concrete base with the benefit of light and power, up and over door to the front.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYC TAX BAND - C
EPC - D

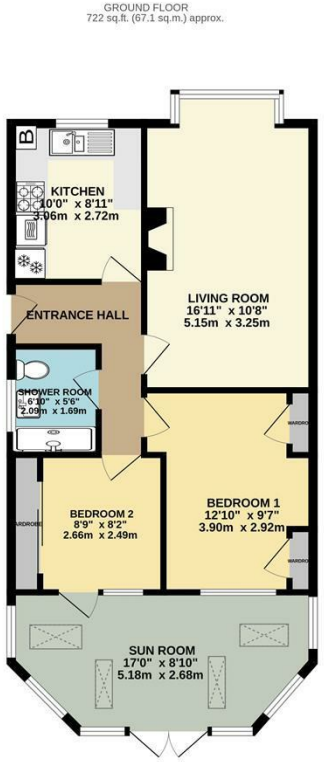




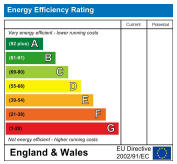




Call us to arrange a viewing on 01609 771959







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 purchase, 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.

· Items 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

www.northallertonestateagency.co.uk

The Property Ombudsman

RICS

Northallerton Estate Agency