



Railey Road, Northgate
£350,000

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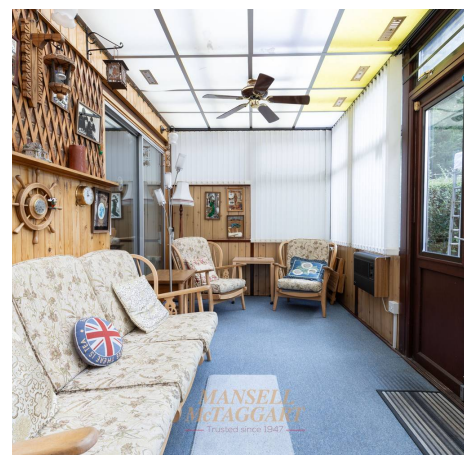




- Council Tax Band 'C' and EPC 'C'

A well-proportioned three-bedroom terraced house situated in the popular Northgate area of Crawley, offered for sale with **no onward chain**. The property provides spacious and versatile accommodation arranged over two floors, together with a particularly attractive and private south-west facing rear garden.

The property is approached via a front garden with a gate and pathway leading to the front door, with a low-level brick retaining wall. A useful entrance porch has been added to the property, providing an excellent utility area with space and plumbing for a dishwasher, together with space for a tumble dryer and freezer. The entrance hall provides access to the downstairs accommodation and benefits from a downstairs WC, useful under-stairs cupboard and separate meter cupboard, with stairs rising to the first floor. The living room is a comfortable reception room with a window overlooking the rear garden and a feature gas fire. The separate dining room provides a good-sized space for family dining and entertaining. The kitchen is fitted with a range of wall and base level units with work surfaces over. A stainless-steel sink and drainer is set into the worktops beneath a window overlooking the front. Integrated appliances include an electric oven with gas hob and extractor over, together with an under-counter fridge. To the rear of the property is the conservatory, providing valuable additional living space and enjoying views over and access to the rear garden. The conservatory benefits from two wall-mounted electric heaters and two ceiling fans, making it a useful space throughout the year.





The first-floor landing gives access to all three bedrooms and the family bathroom, as well as a part-boarded loft with light and fitted ladder, providing useful additional storage. There is also an airing cupboard housing the central heating boiler. Bedroom one is a spacious double bedroom and benefits from fitted wardrobes/dressing area and a separate built-in wardrobe, providing excellent storage. Bedroom two is another well-proportioned bedroom with a built-in wardrobe. Bedroom three provides a further generous single room which could lend itself well to use as a home office, nursery or occasional bedroom. The accommodation is completed by the bright and well-presented family bathroom, with a classic suite, tiled walls, panelled bath, pedestal basin, low level WC and heated towel rail.

Outside

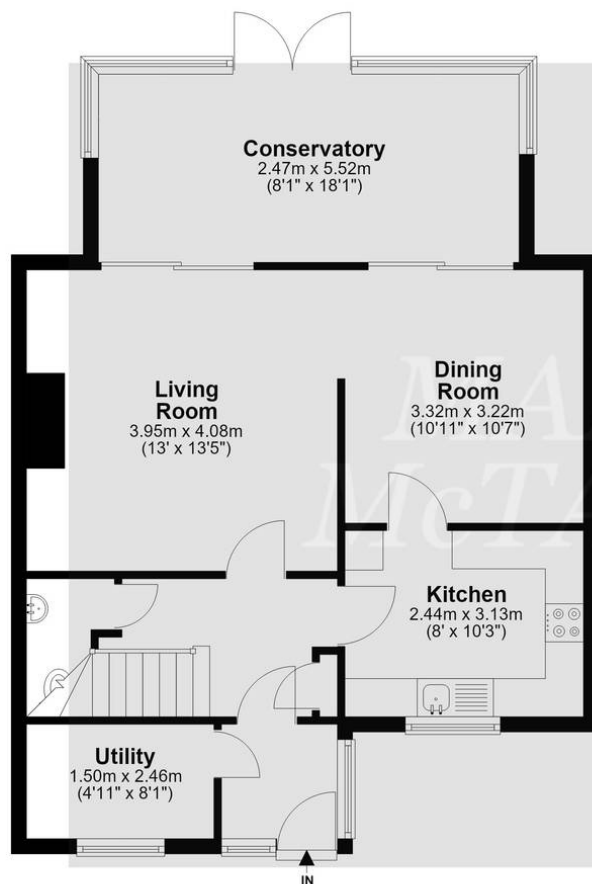
The front garden is enclosed by a gate, with a pathway leading to the front door and a low-level brick retaining wall. The rear garden is a particular feature of the property, being private and well established. A paved patio directly abuts the rear of the property, with the remainder predominantly laid to lawn and enclosed by mature shrub and hedge borders. There are two covered seating areas, providing excellent spaces for outdoor dining and entertaining. At the end of the garden is a substantial workshop with power and light, offering a useful space for hobbies, storage or working from home. There is also a further brick-built shed and timber shed. The rear garden additionally benefits from gated rear access.

Permit parking can be issued to residents, subject to application to the council.



Ground Floor

Approx. 63.8 sq. metres (687.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 107.9 sq. metres (1161.0 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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