28 Station Road, Brompton On Swale, DL10 7HN

Asking price £230,000

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*** NEW PRICE *** DETACHED 3-Bedroom House with adjoining 'GARAGE'-STORE. SITTING ROOM, KITCHEN/DINING ROOM, SUN ROOM & UTILITY/WC; 3 BEDROOMS & BATH/SHOWER ROOM. Screened & Enclosed GARDEN, 'GARAGE'-STORE & PARKING. Gas Central Heating & UPVC Double-Glazing.
This very popular village has a Shop/Post Office, Pubs, a nearby Primary School & pleasant River Walks. Excellent access to the A1(M) & A66 at Scotch Corner (About 4 miles); mainline from Darlington to LONDON Kings Cross (2 hours 20 minutes) - 13 miles & historic Richmond about 3 miles.

HALL
Staircase to first floor.

SITTING ROOM 4.53m plus bow x 3.56m (14'10" plus bow x 11'8")
Fireplace with 'Living-flame' gas fire, UPVC double-glazed bow window to front & UPVC double-glazed window to side.

KITCHEN/DINING ROOM 4.53m x 3.56m (14'10" x 11'8")
Plus walk-in STORE with light point. Extensive range of wall & floor units with worktops & inset 1 & ½ bowl sink, integrated electric oven & hob with extractor, fridge space & plumbing for dishwasher. UPVC double-glazed window to front & UPVC double-glazed doors to:

SUN ROOM 3.66m x 2.39m into sills (12'0" x 7'10" into sills)
Light point & 2 radiators. UPVC double-glazed windows & patio doors to outside, & door to:

UTILITY & CLOAKS/WC 2.58m x 2.44m (8'5" x 8'0")
Worktop with plumbing for washing machine under & UPVC double-glazed window to rear. WC with UPVC double-glazed window to rear.

Adjoining 'GARAGE'-STORE 2.60m x 2.51m (8'6" x 8'2")
See below.

FIRST FLOOR LANDING
UPVC double-glazed window to rear.

BEDROOM 1. 4.08m max (3.53m) x 2.65m (13'4" max (11'6") x 8'8")
Fitted wardrobes & wardrobe/dressing recess. Loft access & UPVC double-glazed window to front.

BEDROOM 2. 3.89m max (3.51m) x 2.64m (12'9" max (11'6") x 8'7")
Plus built-in cupboard. UPVC double-glazed window to front.

BEDROOM 3. 2.67m x 1.83m (8'9" x 6'0")
UPVC double-glazed window to side.

BATH/SHOWER ROOM 2.61m x 1.83m (8'6" x 6'0")
Panelled bath with Mira shower over, cupboard inset washbasin & WC, & UPVC double-glazed window to side.

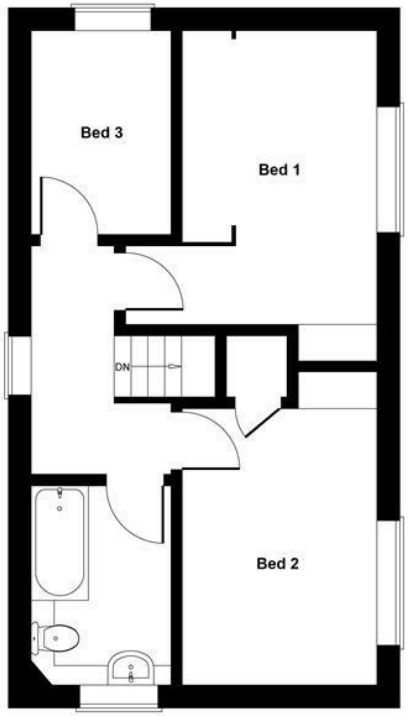
OUTSIDE FRONT
Front flagged area with beds & public pathway with hedge screen. Side lawn with flagged 2-car off-street parking leading to:

Adjoining 'GARAGE'-STORE 2.60m x 2.51m (8'6" x 8'2")
Light point & cold-water tap.

Enclosed REAR GARDEN
Lawned garden with flower/shrub border, SHED, outside lighting & cold-water tap.

NOTES
(1) Freehold
(2) Council Tax Band: C
(3) Current EPC: D
(4) Mains Water, Drainage, Gas & electricity

ASKING PRICE £230,000



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC