



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Mayfield Terrace
East Halton
DN40 3NW

£160,000

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Property Introduction

Crofts Estate Agents are delighted to present to the market this deceptively spacious two-bedroom end terrace property, situated in the village of East Halton. Modern throughout, this property creates an ideal purchase opportunity for a first time buyer who is looking to get their foot firmly on the property ladder. Internally, the ground floor comprises an entrance hallway, lounge, dining room, WC and modern kitchen with integrated appliances. To the first floor, there are two well-proportioned bedrooms alongside a large three piece shower suite. Externally, the property benefits from a shared driveway and a generously sized rear garden. Early viewings are highly recommended.

Lounge

11' 10" x 13' 2" (3.60m x 4.01m)

Neutrally decorated, this cosy reception room offers carpeted flooring, radiator, and a bay window to the front.

Dining Room

12' 5" x 12' 9" (3.78m x 3.88m)

Briefly comprising of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Kitchen

7' 10" x 13' 9" (2.39m x 4.19m)

The property features a beautifully presented, modern kitchen designed with both style and functionality in mind. Finished to a high standard, it boasts sleek contemporary cabinetry, ample worktop space, and high-quality integral appliances including an oven, hob, fridge freezer, and microwave. Clean lines, subtle lighting, and well-planned storage create an inviting and practical space ideal for everyday cooking or entertaining. This impressive kitchen is sure to be a standout feature of the home.

Bedroom 1

11' 2" x 15' 2" (3.40m x 4.62m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 2

9' 9" x 12' 9" (2.97m x 3.88m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Shower Room

7' 10" x 13' 1" (2.39m x 3.98m)

This spacious bathroom suite boasts a large shower cubical, WC, basin, vinyl flooring, LED lighting and dual aspect uPVC windows.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

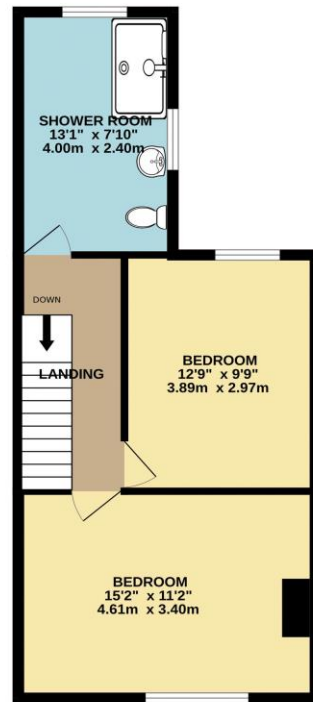
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

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