20 Wells Green, Barton, Richmond, DL10 6NH

Asking price £209,950

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

20 Wells Green, Barton, Richmond, DL10 6NH

*** Deceptively Spacious*** Nestled in the charming area of Wells Green, Barton, Richmond, this immaculately presented terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.
One of the standout features of this home is its prime location on the bus route from Darlington to Richmond, providing easy access to local amenities and transport links. The village of Barton boasts a welcoming community atmosphere, complete with a village hall that hosts various activities, a local shop, and a post office. the village also benefits from a Primary School and one church and one chapel.
The property also benefits from a garage and parking, a valuable asset in today's market. The low maintenance gardens to both the front and rear of the house offer a perfect retreat for relaxation without the burden of extensive upkeep.
This terraced house in Wells Green is not just a home; it is a lifestyle choice that combines modern living with the charm of village life. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.

HALL
With a partially glazed UPVC entrance door and coving. There are doors leading into the downstairs w.c and the lounge.

DOWNSTAIRS W.C
With a w.c, wash hand basin and a central heating radiator.

LOUNGE 6.12 x 3.62 (20'0" x 11'10")
At the front of the property with laminate flooring, log burning stove on a tiled hearth, beamed mantel, 2 wall lights, two spot lights, staircase leading to the first floor with under stairs store cupboard, tv aerial point, double doors lead into the kitchen / dining room

KITCHEN / DINING ROOM 4.47 x (14'7" x)
Fitted with a range of wall, base and drawer units, wooden effect worktops, electric oven, gas hob, extractor hood, stainless steel sink unit with mixer tap, tiled splash back, plumbing for a washing machine, plumbing for a dishwasher, laminate flooring, Vokera wall mounted combi boiler, UPVC double glazed window and double glazed panelled French doors leading out to the rear courtyard.

FIRST FLOOR

LANDING
Having a large airing cupboard with a central heating radiator, hatch proving access into the loft space which has a loft ladder, light and mostly boarded. There is the potential to extend into the loft space subject to the relevant planning consents.

BEDROOM 1 4.15 x 2.48 (13'7" x 8'1")
At the rear with fitted wardrobes, dressing table and matching bedside tables, central heating radiator and UPVC double glazed window.

BEDROOM 2 3.54 x 2.50 (11'7" x 8'2")
At the front with a double fitted wardrobe, two UPVC double glazed windows and a central heating radiator.

BEDROOM 3 2.95 x 1.90 (9'8" x 6'2")
At the rear with a built in cupboard, central heating radiator and UPVC double glazed window.

FAMILY BATHROOM 2.50 x 1.86 (8'2" x 6'1")
With an L shaped bath with dual shower over and shower screen, wash hand basin with a vanity cupboard beneath, w.c, tiled walls, vinyl flooring, towel radiator and a velux window.

GARAGE
Situated in a block with an up and over door, power and lighting.

EXTERNALLY
To the front of the property there is a paved forecourt with mature trees and shrubs, there is an external welcome light.
To the rear there is an enclosed paved courtyard, having an external light and a cold water tap. Steps lead up to the rear gate.

NOTES
* FREEHOLD
* COUNCIL TAX BAND C

ASKING PRICE £209,950