



28 Station Road, Brompton On Swale, DL10 7HN  
Asking price £225,000



## 28 Station Road, Brompton On Swale, DL10 7HN

\*\*\* 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

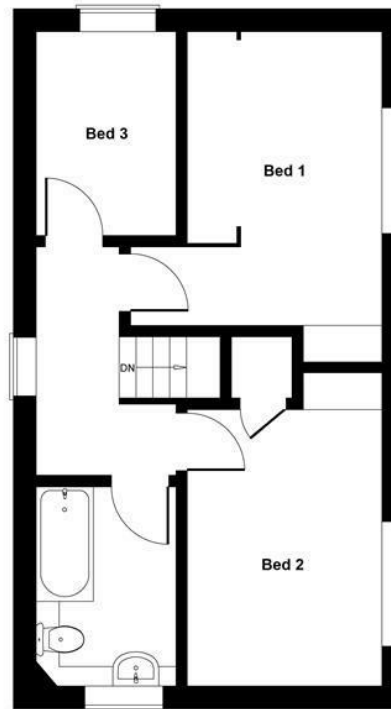
Lawned garden with flower/shrub border, SHED, outside lighting & cold-water tap.

### NOTES

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




**ASKING PRICE £225,000**



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.  
 Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>72</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 