



56 CROSBY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £265,000



Northallerton
Estate Agency



Crosby Road

Northallerton, DL6 1AF

56 Crosby Road is a well presented, well laid out, light, airy and spacious brick built traditional 3-bedroomed semi-detached, family house of character and distinction.

The property is situated on a highly sought after and desirable residential area within walking distance of Northallerton high street, train station, multiple schools, and local amenities. The property enjoys UVPC double glazing throughout, gas fired central heating, off street parking.

- 3 bedrooms
- Off street parking
- Chain Free
- Semi-detached house
- Immaculately presented gardens
- Ideal family house



Entrance Hall

Entering under covered entrance with step up to a quarry tiled step, plastic panelled ceiling and composite front door leading into the entrance hall with mini coved ceiling, ceiling light point, radiator, stairs to first floor, door to useful under stairs cupboard.

Open living dining area

Nice size room comprising of a living area with central arch through to dining area. Living area enjoying display bow window, coved ceiling, centre ceiling rose and light point, central chimney breast with hardwood mantle shelf, granite tiled hearth with hearth mounted wood burning stove, stone plinth to side in chimney breast alcove, which is hardwood topped, TV point, double radiator. Dining area Central former chimney breast with radiator, coved ceiling, centre ceiling rose and light, full height double glazed doors to rear with lower etched glass panel and clear glass panels around.

Kitchen

Range of beech fronted base and wall cupboards, granite effect worksurfaces with inset 1 1/2 bowl single drain stainless steel sink unit with mixer taps over, unit inset 4 ring gas hob with brushed steel and glass oven beneath, unit matched concealed extractor with light and fan, unit matched dishwasher and fridge, tiled splashbacks, ceiling light point, door to rear giving access to useful utility room.

Utility

Tiled floor, range of beech fronted base and wall cupboards, granite effect worksurfaces, s/p washing machine, tiled splashbacks, wall mounted Alpha Intech condensing combi central heating boiler, inset ceiling spotlights, door to rear, access into downstairs shower room.

Downstairs shower room

Fully tiled shower cubicle with thermostatically controlled mains shower with ceiling inset extractor, pivoted glass door, 1/2 tiled walls to 2 sides, duo flush toilet, corner pedestal washbasin with easy turn mixer tap over, flush mounted ceiling light point, wall mounted heated towel rail.

Landing

Attic access, ceiling light point, window to the top of the stairs allowing a high degree of natural light.

Bedroom 1

Fitted wardrobe with cloaks hanging rails and shelf storage and cupboard storage above, ceiling light point, double radiator.

Bedroom 2

2x fitted wardrobe with sliding door front internal cloaks hanging, ceiling light point, double radiator

Bedroom 3

Ceiling light point, radiator.

Bathroom

Fully tiled walls, pine panelled ceiling with inset ceiling spotlights, wall mounted extractor, fully tiled shower cubicle with sliding doors and Mira thermostatically controlled mains shower, matching pedestal washbasin with easy turn mixer taps, duo flush toilet, wall mounted heated towel rail and wall mounted extractor.

Garden

Entering the property onto a brick set driveway proceeding through twin brick pillars onto driveway which leads down the side of the property and offers hardstanding for 3 vehicles. The front garden is brick set with a pebbling to 2 sides and shrub to other 2 sides, the front wall is brick and has wrought iron top. The rear garden is accessed by a small gate enjoying a beautifully presented garden with flagged patio across the rear opening out to lawned gardens with central stone walkway through to a rear raised patio area and step up to a chippings seating area with a shed on a flagged base and summerhouse, post and plank to one side and hedging to the other side and rear.

Summer house

Wooden construction with twin doors to front, windows to side.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

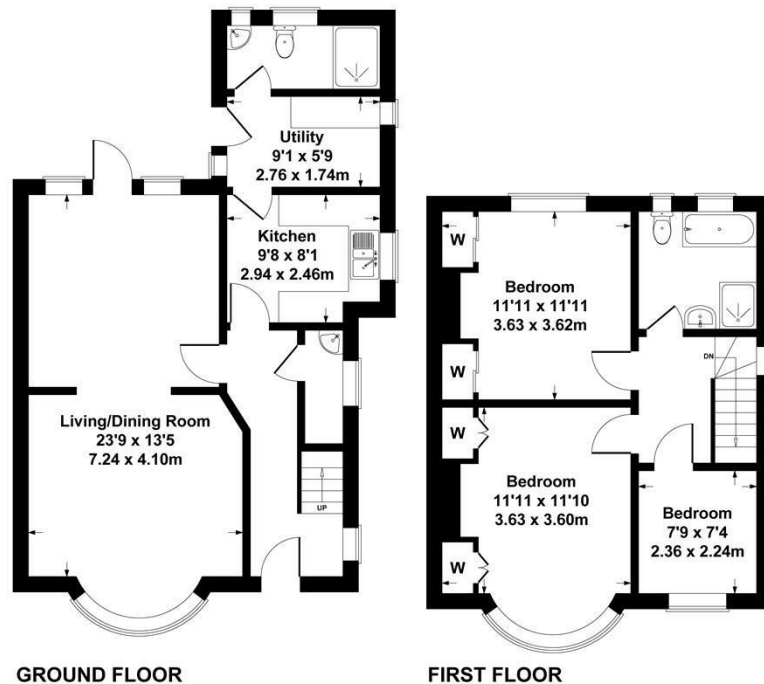
TENURE - FREEHOLD
 SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
 NYCC TAX BAND - C
 EPC - TBC



Call us to arrange a viewing on **01609 771959**

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Approximate gross internal area
103 sq m - 1109 sq ft



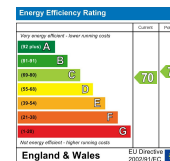
GROUND FLOOR

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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