



27 THE FAIRWAY, NORTHALLERTON

OFFERS IN THE REGION OF £225,000



Northallerton
Estate Agency



The Fairway

Northallerton, DL7 8AY

The property comprises a brick built 3-bedroom traditional semi-detached house with a clay tile roof, UVPC double glazing throughout with gas fired central heating, property is situated on a good size plot enjoying a detached garage and is in a highly sought after residential area of Northallerton within walking distance of the high street and train station, would make an ideal family home.

- 3 Bedroom
- Chain free
- Low tax band B
- Semi-detached house
- Ideal family home
- Garage



Entrance

Entering under a covered entrance and through a UVPC double glazed front door into entrance lobby comprising of ceiling light point, stairs to first floor, wall mounted cloaks hanging with brass hanging hooks.

Sitting room

Windows to two sides, central cut slate fireplace, mantle shelf, hearth and back plate with inset living flame gas fire, double radiator, 2 wall light points, TV point, phone point.

Kitchen

Kitchen enjoying a modern range of cream base and wall cupboards with wood effect worksurfaces with enclosed single drain, single bowl stainless steel sink unit with mixer tap over, 4 ring gas hob, eye level oven and grill, unit matched inset fridge and dishwasher, space and plumbing for washing machine, tiled floor. Dining area enjoys window looking out to rear, double radiator, ceiling light point.

W/C

Tile effect floor, fully tiled walls, duo flush toilet, ceiling light point.

Under stairs storage cupboard

Enjoys light and power with shelf storage.

Landing

Built in boiler cupboard housing a Baxi condensing central heating boiler, ceiling light point, attic access.

Bedroom 1

Double radiator, ceiling light point, TV aerial.

Bedroom 2

Ceiling light point, double radiator, TV point, built in airing cupboard with a stainless steel pressurised hot water cylinder, emersion heater with shelf storage above.

Bedroom 3

Ceiling light point, double radiator, fitted range of bedroom furniture comprising 2 x single wardrobes with shelving and rails.

Shower room

Easy access double cubicle with fitted shower screen, shower panelled walls, thermostatically controlled mains shower, unit inset washbasin with easy turn mixer tap with cupboard storage beneath, concealed cistern duo flush toilet, tile effect floor, double radiator, flush mounted ceiling light point, wall mounted shaver light socket and mirror.

Garden

To the front, the property enjoys a blocked paved front garden and hardstanding which leads down the side of the property and offering parking for a number of vehicles, with access to the detached garage. Rear enjoys a patio area with lawned garden enjoying a flagged walkway down the centre, with base and space for 2 sheds. The garden is completed by a greenhouse and to the rear of the garage there is a garden shed. Post and plank and post and panelled fencing.

Garage

Twin wooden doors to front, corrugated roof, sitting on a concrete base garage.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

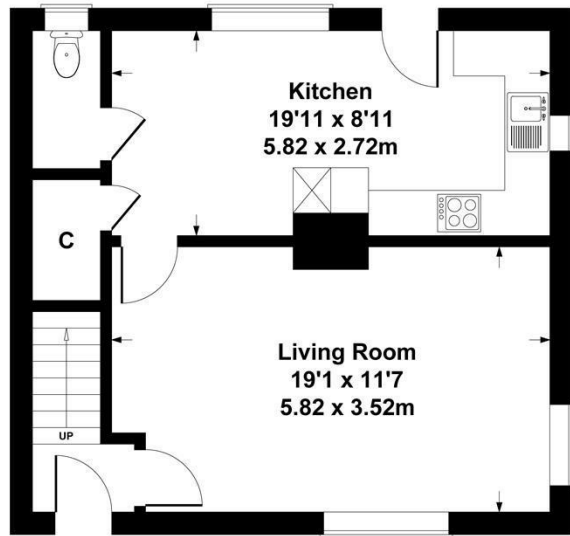
EPC - C



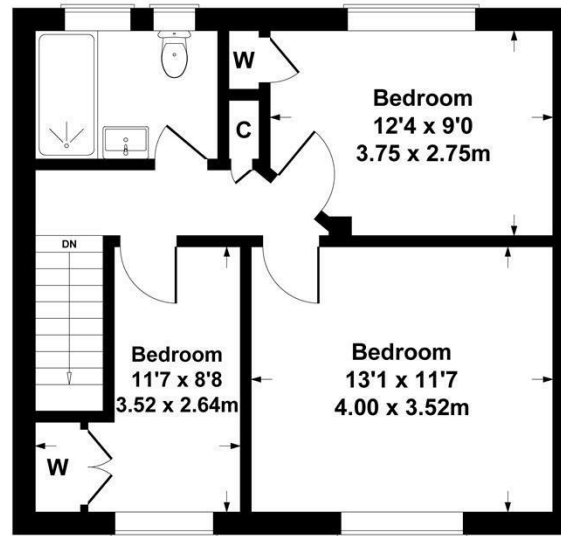
Call us to arrange a viewing on **01609 771959**

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Approximate gross internal area
House - 88 sq m - 947 sq ft



GROUND FLOOR

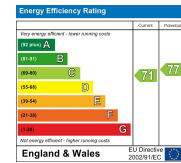


FIRST FLOOR

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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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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