



32 THE CRESCENT, NORTHALLERTON

OFFERS IN THE REGION OF £215,000



Northallerton  
Estate Agency



# The Crescent

Northallerton, DL6 1EY

THREE BEDROOM SEMI DETACHED FAMILY HOME IN THE POPULAR AREA OF NORTHALLERTON WITHIN WALKING DISTANCE TO MAINLINE TRAINS AND THE MARKET TOWN CENTRE. 32 THE CRESCENT IS AN IDEAL LOCATION FOR SCHOOLS AND THE FRIARAGE HOSPITAL MAKING THIS A GREAT FAMILY OR PROFESSIONAL PERSON HOME.

- CLOSE TO TOWN CENTRE
- UPVC WINDOWS AND DOORS
- COUNCIL TAX BAND B
- CONSERVATORY
- GAS FIRED CENTRAL HEATING
- OFF STREET PARKING FOR 2 VEHICLES

#### ENTRANCE HALL

STAIRS UP TO FIRST FLOOR, CEILING LIGHT POINT, PHONE POINT, RADIATOR AND CLOAKS HANGING SPACE WITH STORE CUPBOARD.

#### KITCHEN / DINING ROOM

A GOOD RANGE OF BASE AND WALL UNITS, GRANITE WORK TOPS, SINGLE SINK AND DRAINER WITH MIXER TAP, SPACE FOR DISHWASHER, WASHING MACHINE, COOKER, FRIDGE FREEZER AND ADDITIONAL APPLIANCE, TILES SPLASH BACK. AND TILED FLOOR RUNNING INTO THE DINING ROOM AREA

IN THE DINING SECTION THERE IS A RADIATOR, COVED CEILING, CEILING LIGHT POINT, STORAGE AND BOILER AREA HOUSING A WORCESTER GREEN STAR 30SI COMBI BOILER.

#### LIVING ROOM

CEILING LIGHT POINT, DOUBLE RADIATOR, DOUBLE RADIATOR, TV POINT, FRENCH DOORS INTO THE CONSERVATORY

#### CONSERVATORY

DOUBLE GLAZED WITH DOORS OUT TO THE REAR GARDEN, CENTRAL CEILING LIGHT POINT WITH FAN, DOUBLE RADIATOR.

#### OUTSIDE WC

WC, CEILING LIGHT POINT AND SHELFED AREA

#### LANDING

WINDOW, LOFT ACCESS, RADIATOR, CUPBOARD WITH SHELVES

#### BEDROOM 1

MINI COVED CEILING, DOUBLE RADIATOR, CEILING LIGHT POINT AND CUPBOARD

#### BEDROOM 2

MINI COVED CEILING, CEILING LIGHT POINT, RADIATOR AND CUPBOARD

#### BEDROOM 3

CEILING LIGHT POINT & RADIATOR

#### BATHROOM

CORNER BATH, WC, WASH BASIN, MIRA GO ELECTRIC OVER BATH SHOWER, EXTRACTOR FAN, CEILING LIGHT POINT AND RADIATOR.

#### GARDENS

GOOD SIZED GARDEN WITH SPACE AND BASE FOR SHED, FLAGGED PATIO AREA, HEDGED BOARDERS AND POST AND PLANK FENCING. THIS AREA IS A BLANK CANVAS FOR ANYONE WANTING TO LANDSCAPE THE GARDEN.

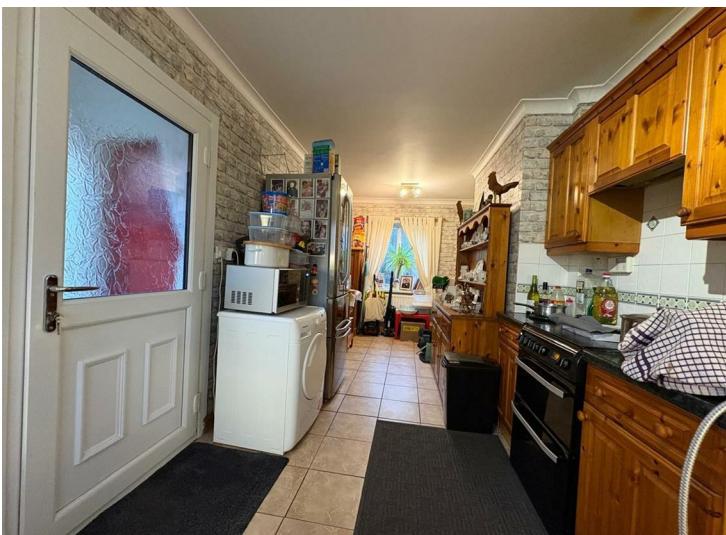
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

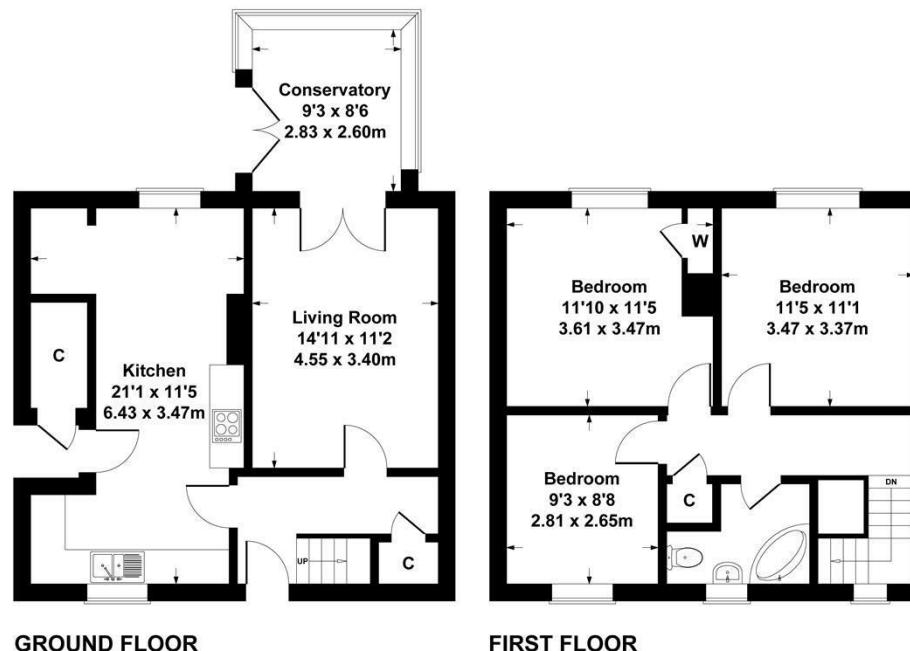
EPC - C



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

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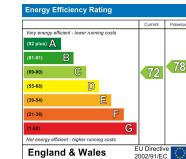
Approximate gross internal area  
House - 100 sq m - 1076 sq ft



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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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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