

For Sale

O.I.R £225,000

13 Millfield Crescent

NORTHALLERTON

A spacious detached Bungalow, located in a quiet cul de sac close to the town centre, and consisting of: 2 Receptions, Kitchen + Utility, 3 Bedrooms, Garage, & Gardens.



To arrange a viewing contact:

Darwin's Estate Agents

3 South Parade
Northallerton
DL7 8SE

Phone: 01609 773567

E-mail: enquiries@darwin-homes.co.uk

For similar properties visit: www.darwin-homes.co.uk



The property is a good sized detached bungalow, in a quiet residential area approximately 1/2 mile from the town centre. The property offers good accommodation, is double glazed, has been well maintained, though does requires updating.

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GROUND FLOOR

ENTRANCE PORCH

1.64m x 1.40m (5'4" x 4'6") with double glazed units, tiled floor, and part glazed inner door to:

ENTRANCE HALL

4.02m x 1.28m (13'2" x 4'2") with Creda night store heater.

LOUNGE

3.66m x 4.57m (12'0" x 14'10") with window overlooking the front garden, fitted window blinds, Creda night store heater, marble fireplace with mahogany mantel, TV aerial point, and power points.

DINING ROOM

3.30m x 3.05m (10'10" x 10'0") with window overlooking the front garden, fitted window blinds, Creda night store heater, and power points.

KITCHEN

3.35m x 2.74m (11'0" x 9'0") fitted oak fronted ground & eye level cupboard units, Hotpoint double oven, Hotpoint 4 ring electric hob with extractor fan over, sink unit with mixer tap, power points, Creda night store heater, and window overlooking the rear garden.

UTILITY AREA

2.93m x 1.62m (9'6" x 5'3") with Store, plumbing for washing machine, door to garden, and door to garage.

INNER HALL

1.10m x 0.91m (3'6" x 3'0")

BEDROOM 1

3.23m x 3.05m (10'6" x 10'0") with window overlooking the rear garden, power points.

BEDROOM 2

3.05m x 3.32m (10'0" x 10'9") "L" shaped room with window overlooking the front garden, power points.

BEDROOM 3

3.65m x 3.35m (11'10" x 11'0") with wall length fitted white cupboards, and window overlooking the rear garden.

BATHROOM

2.41m x 2.07m (7'9" x 6'8") part tiled with fitted suite comprising panelled bath, pedestal wash basin, & W.C., Gainsborough shower over bath with fitted folding shower screen. Shelved Airing Cupboard.

EXTERNAL

There is a driveway & gravelled parking area to the front, mature lawned garden to the front, side and rear, paved patio area with secluded lawned garden, with timber garden shed and lean to greenhouse.

Brick built single **GARAGE** to the side with up & over door, and electric light.

Contact us today for a free, no obligation, market valuation of your property



RICS Homebuyers Surveys available – contact our Chartered Surveyor for more details


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<u>TENURE</u>	Freehold.
<u>SERVICES</u>	Mains water, electric, drainage, and telephone. We understand that mains gas is available to Millfield Crescent.
<u>COUNCIL TAX</u>	Band C, as informed by Hambleton District Council.
<u>VIEWING</u>	Strictly by prior appointment with the Agent on 01609 773567.

N.B. **All measurements are approximate. *Appliances & fittings, where stated, have not been tested by us. *We have NOT carried out a survey of the property, structural or otherwise. *Photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. *Details have been produced for guidance only, and although believed to be materially correct, do not form part of any contract.*

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