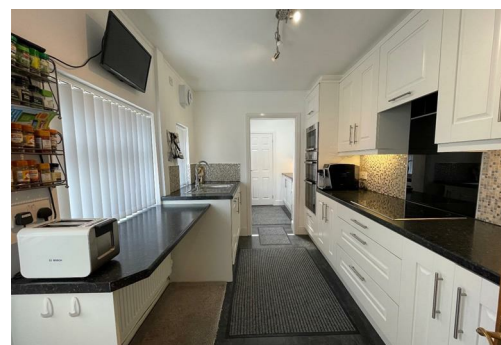




**** PRICED TO SELL ** ** OPEN TO OFFERS ** ** DRIVEWAY and GARAGE ****
**** ACCOMMODATION OVER THREE FLOORS ** ** WEST ASPECT REAR YARD ****

We anticipate demand to be high for this beautifully appointed and extremely well cared for three bedroom end terrace property, located in this popular part of Northallerton which lies within walking distance of the town centre. Having been extended to the rear of the ground floor there is a useful utility room and ground floor shower room off the kitchen. The loft conversion has also been converted to an excellent standard, now considered the master bedroom with full building regulations. The home is in excellent decorative order with quality fixtures and fittings throughout and we have no hesitation in recommending a thorough viewing to appreciate what this home has to offer both inside and out.

Please Note: Council tax band B. Freehold basis. EPC Band D

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Springwell Terrace East, Northallerton, DL7 8QN

3 Bedroom - House - End Terrace

£194,995

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Springwell Terrace East, Northallerton, DL7 8QN

GROUND FLOOR

Entrance hall with double glazed composite front door and stairs to the first floor. Light and airy, yet cosy lounge to the front with a bay window flooding the room with natural light. Pleasant open archway to a dining room, ideal for entertaining family and friends. The dining room enjoys a multi-fuel stove and useful under stairs storage area. Nicely appointed kitchen provides a range of wall and base units, laminate work surfaces, incorporating the sink unit, hob, extractor hood, oven, space for a fridge freezer. The kitchen leads to the useful utility room featuring a stainless steel sink unit, further units, plumbing for washing machine and Velux window allowing natural light. Past the utility room is an excellent ground floor shower room with shower cubicle, basin and w.c.

FIRST FLOOR

Landing with open spindle balustrade leading to the top floor. Two excellent size bedrooms can be found the first floor, the second bedroom of particular size with a fitted bedroom set. The third bedroom also a double, and features a built-in mirror wardrobe. To complete this floors accommodation is a generous nicely appointed bathroom with panelled bath with shower attachment, double shower cubicle, twin wash hand basins, w.c. and cupboard housing the Vaillant Combi boiler which was refitted in 2022.

SECOND FLOOR

The loft conversion is now the master bedroom with two windows, one of which is a Velux along with ample eaves storage.

EXTERNALLY

Small forecourt to the front. What was originally the front garden, it was thoughtfully converted with little regard for cost to allow a generous block paved driveway allowing parking for two vehicles leading to a garage for further secure parking or storage with EV charger, electric roller door, lighting and power. There is a public right of way between the driveway and forecourt. To the rear of the property is a nicely presented and re-surfaced paved yard, which has that favourable Westerly aspect, perfect for those warmer months. It enjoys an outside water tap and power socket.

ENTRANCE HALL

LOUNGE

12'1" x 11'10" (3.69m x 3.63m)

DINING ROOM

15'2" x 12'6" (4.64m x 3.82m)

KITCHEN

11'8" x 7'9" (3.58m x 2.38m)



Springwell Terrace East, Northallerton, DL7 8QN

UTILITY ROOM

6'3" x 7'9" (1.92m x 2.38m)

GROUND FLOOR SHOWER ROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

14'5" x 11'10" (4.41m x 3.61m)

BEDROOM

12'0" x 12'7" (3.68m x 3.85m)

BATHROOM/W.C.

7'10" x 11'9" (2.4m x 3.59m)

SECOND FLOOR

MASTER BEDROOM

11'8" x 16'11" (3.57m x 5.16m)

FRONT EXTERNAL

REAR COURTYARD

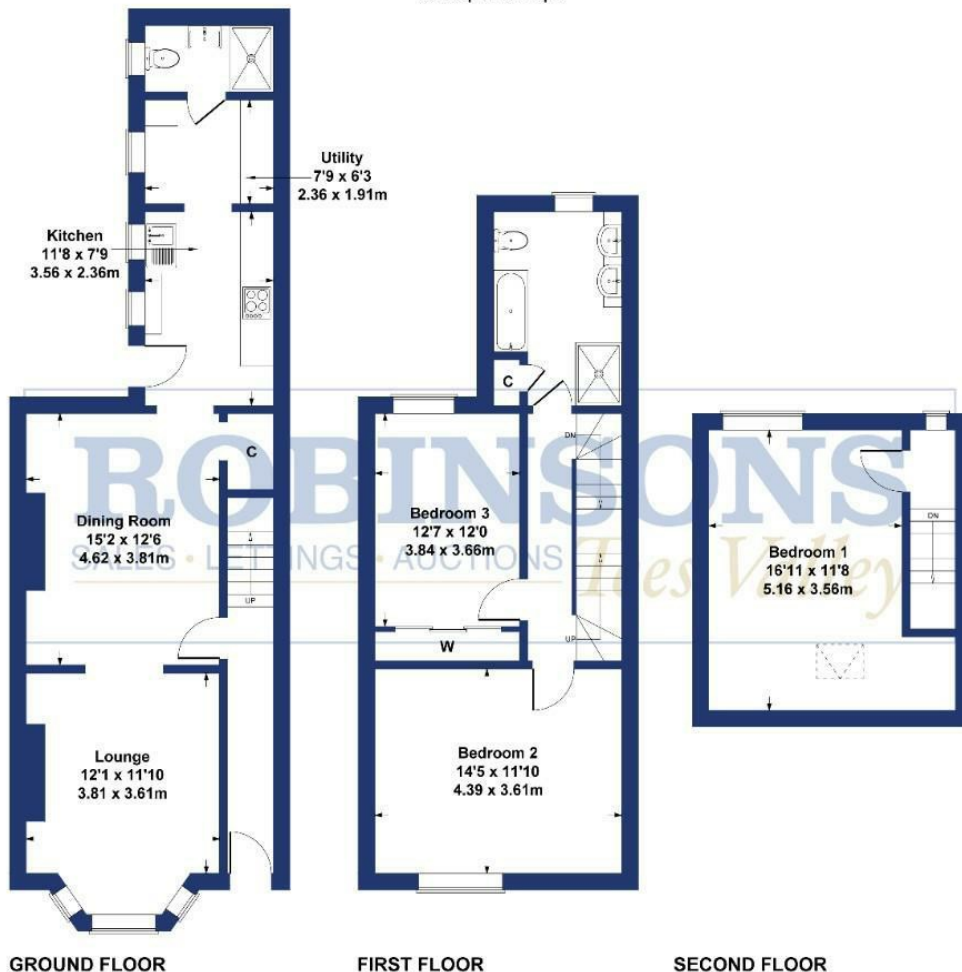


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . robinsonsteesvalley.co.uk

Springwell Terrace East

Approximate Gross Internal Area
1372 sq ft - 127 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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