M W Darwin & Sons

RICS

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

1 Golden Acres
East Cowton, Northallerton

Spacious Detached Three Bedroom Bungalow with Electric Heating, Sealed Unit Double Glazing, Garage and Garden

OIR £300,000

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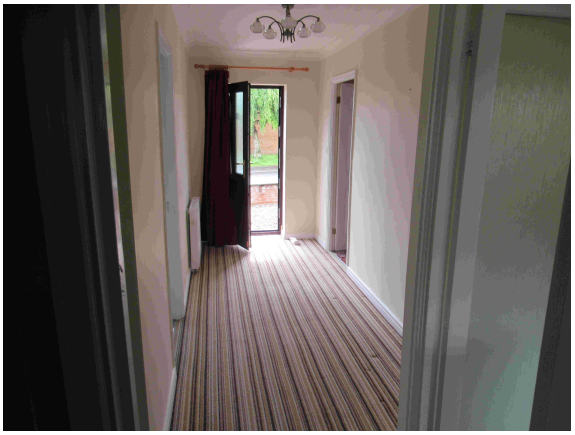
The property is situated at the head of the Golden Acres estate, convenient for the local primary school. It has been extended to provide additional accommodation. The property has a private garden to the rear and parking spaces to the side. East Cowton is a popular village located approximately half way between the market towns of Northallerton and Darlington. The property has undergone upgrading to the Kitchen and Bathroom but would benefit from some further updating. The accommodation comprises:

Entrance Hall **4.9 x 1.7m (16'0" x 5'7")** with radiator and power points



Lounge **5.6 x 4.0m (18'4" x 13'0")** with window to front, fireplace with electric fire and radiator.

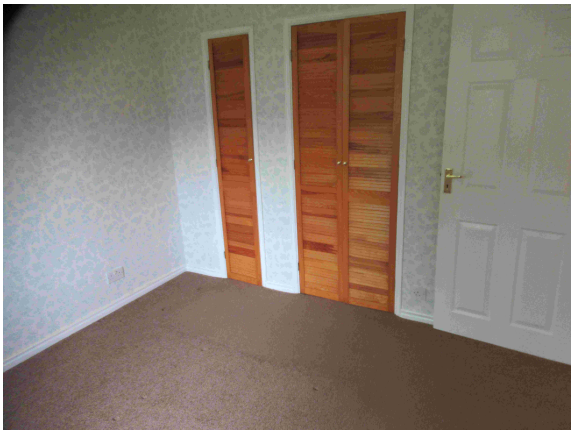
Kitchen **3.8 x 3.2m (12'6" x 10'6")** with modern range of fitted cupboard units, 4 ring ceramic hob with extractor hood, double oven, stainless steel sink with mixer tap and door to rear garden

Bedroom 1 **4.5 x 2.9m (14'10" x 9'6")** with window to front, fitted wardrobes and radiator

Separate WC **2.3 x 1.0m (7'6" x 3'3")** located next to Bedroom 1, window to rear, WC and hand basin

Bedroom 2 **4.3 x 3.2m (14'0" x 10'6")** with window to front, fitted wardrobes and radiator

Bedroom 3 **3.1 x 3.0m (10'2" x 9'10")** with window to rear, fitted wardrobes and radiator



Shower Room **2.3 x 2.0m (7'6" x 6'6")** with tiled floor and walls, modern shower cubicle and unit with integrated WC, wash basin and vanity unit

External

Garage **5.0 x 3.1m (16'4" x 10'2")** detached, brick built garage with roller door and access door to garden. Currently used as a photographic dark room.

The front garden is easily maintained comprising gravel and mature shrubs.

The rear garden is mainly laid to lawn with a patio area and mature shrubs.

Rear garden

Rear elevation

Tenure	Freehold
Services	Mains water, electric, drainage.
Council Tax Band	Band D as informed by Hambleton District Council
EPC Rating	F
Viewing	Strictly by prior appointment with the Agents.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Please Note:all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.

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

RICS Homebuyers surveys available contact ourselves for further details