



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 53 The Crescent, Northallerton



**Spacious Three Bedroom House with  
Gas CH, Double Glazed, Parking For Two Vehicles,  
Rear Patio & Gardens, Sheds**

**OIR £165,000**

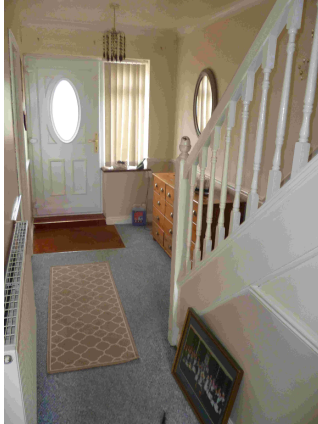
**01609- 773567    email: [info@darwin-homes.co.uk](mailto:info@darwin-homes.co.uk)**

## **53 THE CRESCENT, NORTHALLERTON**

This is a spacious mid terrace property occupying a good sized site in an area of the town, convenient for the town centre, schools and other facilities, brick paved parking area to the front, with enclosed rear garden area with paved patio and lawned garden. The property has gas fired central heating and upvc double glazed windows

The accommodation comprises:

**Entrance Hall**      **4.2 x 1.9m (13'9" x 11'9")**, upvc front door with double glazed side panels, radiator, staircase to the first floor.



**Living Room**      **4.2m into Bay x 3.6m (13'9" x 11'9")** window to front, fitted living flame gas fire, radiator.



**Dining Kitchen**      **5.5 x 3.3m max (18'0" x 13'9")** fitted modern ground and eye level cupboard units, 1 and 1/2 bowl sink unit with mixer tap, Breakfast Bar, gas cooker with extractor hood over, fitted washing machine and dish washer, Understairs storage cupboard, double glazed patio doors to rear garden.

## **First Floor**

### **Landing**

with Airing Cupboard and wall mounted Logia Combination gas fired boiler. Access via extending aluminium framed ladder to part boarded roof space.

### **Bedroom 1**

**3.75 x 3.1m (12'3" x 10'2")** with window overlooking the front, fitted cupboard, radiator.



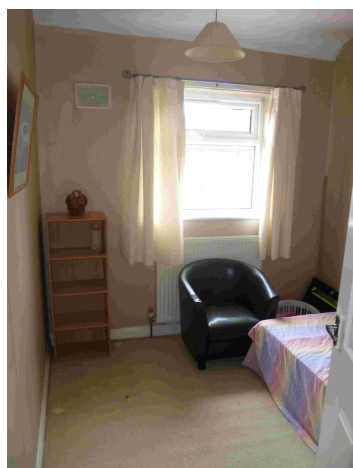
### **Bedroom 2**

**3.3 x 3.1 (12'3" x 10'2")** with window overlooking the rear, radiator, fitted cupboard.



### **Bedroom 3**

**2.7 x 1.45m (8'10" x 4'10")** window to the front, radiator





**Bathroom**

**2.3 x 1.7m (7'6" x 5'6")** tiled walls, modern suite with panelled bath with grip handle, shower over, pedestal wash basin, W.C, chrome ladder radiator.

**Rear garden area**

To the rear there is an enclosed garden area with paved patio, lawn, two brick built Stores, timber garden shed and metal framed shed.

**Tenure**

Freehold

**Services**

Mains water, electric, drainage, gas and telephone

**EPC Rating**

Awaiting EPC

**Council Band**

B

**Viewing**

Strictly by prior appointment with the Agents.

**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.



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

**RICS homebuyers surveys available contact ourselves for further details**