



107 CHANTRY ROAD, NORTHALLERTON

O.I.R.O £245,000



Northallerton  
Estate Agency





# Chantry Road

Northallerton, DL7 8JH

**AN IMMACULATLY PRESENTED, WELL LAID OUT & SPACIOUS EXTENDED 3 BEDROOMED SEMI-DETACHED FAMILY HOUSE ON A GENEROUS CORNER PLOT**

- UPVC SEALED UNIT DOUBLE GLAZING
- QUALITY DOUBLE GLAZED CONSERVATORY
- GENEROUS ATTACHED GARAGE
- GAS CENTRAL HEATING
- UNDERFLOOR HEATING IN CONSERVATORY
- SCOPE FOR FURTHER EXTENSION



## ENTRANCE HALL

CEILING LIGHT POINT, METER CUPBOARD

## SITTING ROOM

WITH FEATURE FIREPLACE WITH INSET LIVING FLAME GAS FIRE, COVED CEILING, CEILING LIGHT POINT, TV AND PHONE POINT, DISPLAY BAY WINDOW AND DOUBLE RADIATOR.

## CONSERVATORY

NATURAL STONE TILED FLOOR CURRENTLY LAID TO CARPET, SOLID ROOF, ELECTRIC UNDER FLOOR HEATING FRENCH DOORS TO THE FRONT AND REAR.

## DINING ROOM

COVED CEILING, 2 X CEILING LIGHT POINTS, DOUBLE RADIATOR, TWIN DOUBLE GLAZED WINDOW LOOKING INTO THE REAR GARDEN. DOOR TO UNDERSTAIRS CUPBOARD

## BREAKFAST KITCHEN

GOOD RANGE OF BASE AND WALL UNITS, GRANITE WORK SURFACES WITH INSET 1.5 BOWL STAINLESS STEEL SINK UNIT WITH GRANITE CUT DRAINER. BUILT IN OVEN AND FOUR RING GAS HOB. GRANITE SPLASHBACK, EXTRACTOR FAN AND LIGHT. SPACE AND PLUMBING FOR WASHING MACHINE, BUILT IN FRIDGE, CEILING LIGHT SPOTS, FITTED BREAKFAST BAR WITH DOUBLE RADIATOR BELOW, TV POINT, FRENCH DOORS THROUGH TO CONSERVATORY, DOOR TO REAR GIVES ACCESS TO GARDEN AND PATIO.

## FIRST FLOOR LANDING

CEILING LIGHT POINT, LOFT ACCESS WITH LADDER TO FULLY BOARDED LOFT. WINDOW TO THE SIDE.

## BEDROOM 1

COVED CEILING, CEILING LIGHT POINT, BUILT IN BOILER CUPBOARD HOUSING GAS FIRED CENTRAL HEATING BOILER, LARGE WINDOW TO THE FRONT

## BEDROOM 2

CEILING LIGHT POINT, RADIATOR, COVED CEILING

## BEDROOM 3

COVED CEILING, RADIATOR, CEILING LIGHT POINT AND STORAGE CUPBOARD

## BATHROOM

NEWLY RENOVATED FULLY TILED WITH INSET DISPLAY TILING WHITE SUITE WITH FITTED WALK IN SHOWER. EXTRACTOR FAN WC, WASH BASIN, CEILING SPOT LIGHTS, SHAVER SOCKET, FEATURE RADIATOR.

## GARAGE

CONCRETE FLOOR, ELECTRIC UP AND OVER DOOR TO FRONT, INTERNAL TAP AND DOUBLE GLAZED DOOR TO THE REAR.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

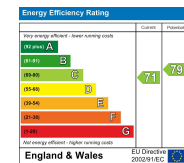
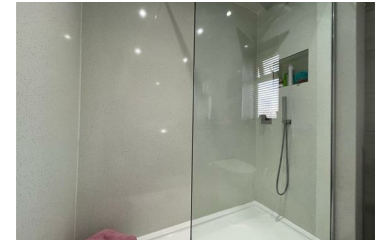
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Call us to arrange a viewing on **01609 771959**



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