



ALVERTUNE ROAD, NORTHALLERTON

£210,000



Northallerton  
Estate Agency



# Alvertune Road

Northallerton, DL6 2FQ

The property comprises an immaculately presented, well laid out and spacious 2-bedroom brick built semi-detached family house with clay pantile roof situated on a nice size plot in a highly sought after location. The property enjoys UVPC double glazing throughout and gas fired central heating.

- 2 bedrooms
- Immaculately presented
- Off street parking
- Semi-detached house
- Low maintenance garden
- Ideal family house



#### Entrance

Entering through a composite front door with central etched glass panel into an entrance lobby enjoying inset ceiling spotlights, useful built in utility cupboard with space and plumbing for washing machine, space for additional appliance, wall mounted Logic condensing combi central heating boiler and shelving.

#### Downstairs W/C

Half tiled walls, duo flush toilet, pedestal washbasin with easy turn mixer taps, flush mounted ceiling light point and extractor.

#### Open Plan Living Kitchen

Kitchen area enjoying quality range of white base and wall cupboards, granite effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit with quality mixer tap over, unit matched fridge freezer, inset brushed steel and glass oven topped with 4 ring ceramic hob, brushed steel extractor over hob, inset ceiling extractor, slimline dishwasher, stairs to first floor. Dining/living room enjoys inset ceiling spotlights, double radiator, TV point, heater, full height UVPC double glazed French doors out to rear patio providing a high degree of natural light.

#### Landing

Ceiling light point, radiator, attic access.

#### Bedroom 1

Double bedroom enjoying 2 wall length fitted double wardrobes with sliding door and central mirror, ceiling light point, radiator, TV point.

#### Bedroom 2

Ceiling light point, radiator, twin windows giving views to front, built in over bed store cupboard.

#### Bathroom

Quality fitted bathroom comprising fully tiled walls, laminate floor, white suite comprising panelled bath with fixed and hinged shower screen, thermostatically controlled mains shower, wall mounted washbasin with easy turn mixer tap, matching duo flush toilet, wall mounted mirror fronted bathroom cabinet with shelving, wall mounted heated towel rail, inset ceiling spotlights, flush mounted extractor.

#### Garden

To the front of the property there is a tarmac hardstanding for 2 vehicles with shrub edges, flagged walkway to front door, flagged walkway running round the side with chippings border running to the rear garden which is accessed through gate. The rear garden enjoys flagged patio opening to a chipped low maintenance garden with raised shrub borders, sleeper-built beds with steps up to an additional chipped area and further steps to a decking seating area, post and plank fencing providing a nice degree of privacy.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????

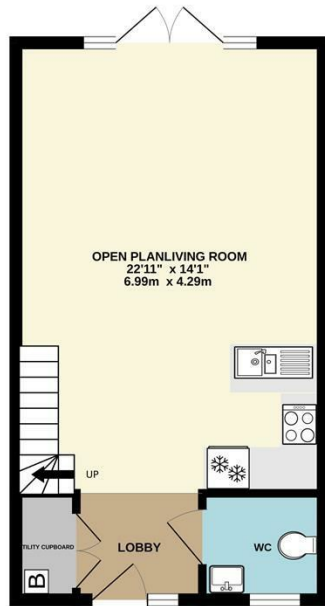
NYCC TAX BAND - C

EPC - B

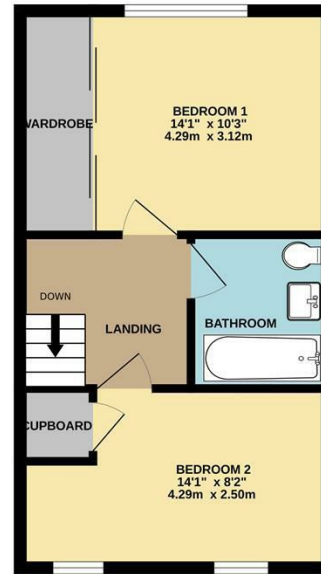


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



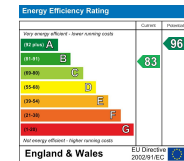
1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

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