



79 MEADOW LANE, NORTHALLERTON

GUIDE PRICE £164,500



Northallerton  
Estate Agency



# Meadow Lane

Northallerton, DL6 1QX

79 MEADOW LANE IS A GOOD SIZED 3 BEDROOM FAMILY HOME IN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN. THE PROPERTY IS WITHIN WALKING DISTANCE TO NORTHALLERTON MAINLINE TRAIN STATION WITH DIRECT TRAINS TO LONDON AND EDINBURGH IN UNDER 2 HOURS. NORTHALLERTON HAS A GOOD RANGE OF PRIMARY AND SCODARY SCHOOLS AND 79 MEADOW LANE WOULD BE A PERFECT FAMILY HOME OR RENTAL INVESTMENT.

- 3 BEDROOM
- GAS FIRED CENTRAL HEATING
- LOTS OF OFF ROAD PARKING
- CORNER PLOT
- GOOD LOCATION CLOSE TO SCHOOLS
- WALKING DISTANCE TO TOWN



#### ENTRANCE HALL

STAIRS UP, CEILING LIGHT POINT, UNDER STAIR CUPBOARD AND CLOAKS HANGING

#### SITTING / DINING ROOM

CEILING LIGHT POINT, COVED CEILING, FEATURE FIREPLACE WITH ELECTRIC FIRE, TV & PHONE POINT, ARCH INTO DINING ROOM CEILING LIGHT POINT, COVED CEILING AND FRENCH DOORS OUT TO THE REAR GARDEN.

#### KITCHEN

GOOD RANGE OF BASE AND WALL UNITS, SINGLE SINK AND DRAINER, SPACE FOR WASHING MACHINE, FRIDGE FREEZER AND ADDITIONAL APPLIANCE, CEILING LIGHT POINT, INSET EYE LEVEL NEFF OVEN AND 4 RING HOB, DOUBLE GLAZED DOOR ONTO THE REAR GARDEN.

#### FIRST FLOOR LANDING

CEILING LIGHT POINT, RADIATOR, WINDOW, ATTIC ACCESS AND CUPBOARD HOUSING VAILLANT GAS FIRED CENTRAL HEATING BOILER.

#### BEDROOM 1

DOUBLE RADIATOR, CEILING LIGHT POINT, TRIPLE WARDROBE

#### BEDROOM 2

CEILING LIGHT POINT, TRIPLE WARDROBE AND TV POINT

#### BEDROOM 3

CEILING LIGHT POINT, RADIATOR

#### BATHROOM

WET ROOM WITH EASY ACCESS SHOWER, MIRA ADVANCE FLEX MAINS BAR SHOWER, FULLY TILED, CEILING LIGHT POINT, WASH BASIN, WC AND EXTRACTOR FAN.

#### GARDEN

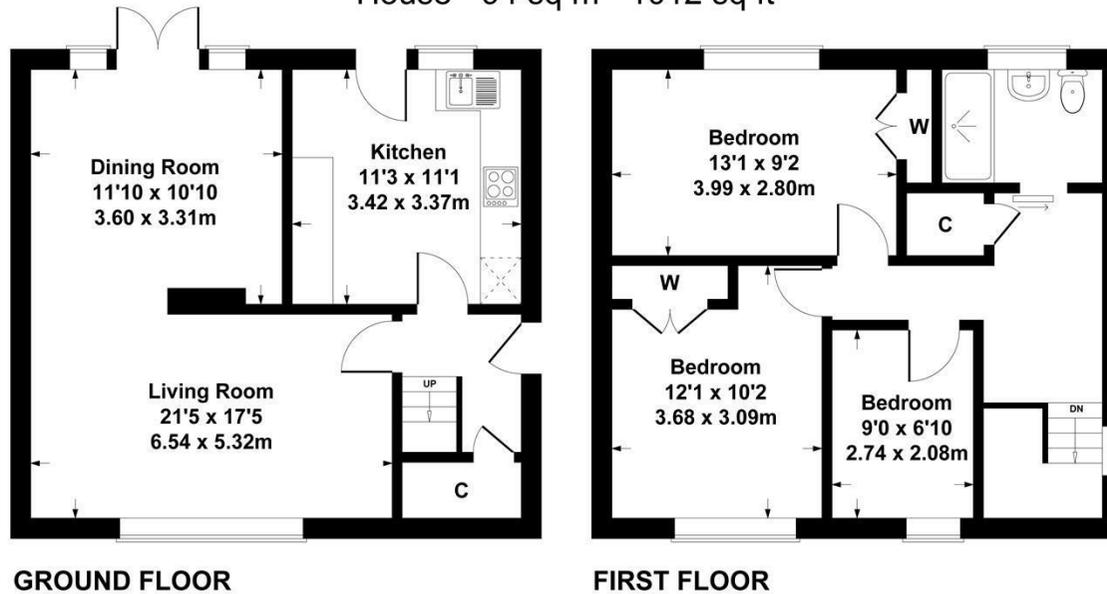
SHED SPACE, DECKING, LAWN AREA, POST AND PLANK AND POST AND PANNEL FENCING.



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

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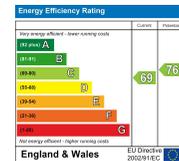
Approximate gross internal area  
House - 94 sq m - 1012 sq ft



## 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.

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