



## 20 Silver Street, Barton Asking Price £199,950

Welcome to Silver Street, Barton - a charming location where this exquisite three-bedroom period property is waiting for you to call it home.

This stunning house boasts an entrance porch way, two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there's plenty of room for the whole family to enjoy. The bathroom is fitted with a modern suite comprising of a bath, a wash hand basin and a low level WC.

Step into the heart of the home and be amazed by the newly fitted kitchen/dining room. The sleek design and modern appliances make this space a true standout feature of the house. Imagine cooking up delicious meals and creating lasting memories in this beautiful setting.

This house offers ample space for all your needs. The new carpets throughout add a sense of warmth and comfort to the property, making it truly inviting.

Offered for sale with NO ONWARD CHAIN, this is a rare opportunity to own a home that has been renovated to the highest of standards. Don't miss out on the chance to make this house your own and enjoy the perfect blend of period charm and contemporary living.



# 20 Silver Street, Barton

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a newly refurbished period property occupying a most pleasing position on Silver Street within the highly desirable village of Barton in North Yorkshire

Beautifully presented throughout and offering fine interior design

Gas fired central heating

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Barton is an attractive and desirable village situated in North Yorkshire, within close proximity of the villages of Newton Morrell, Melsonby, Middleton Tyas and Aldbrough St John. The property is within the catchment area of first class local schools including Barton CE Primary School and Richmond School & Sixth Form College. The Village is home to a popular public house and a local village store incorporating a post office. The Village has very good links to the regional and national road network and it is convenient for access to the market towns of Darlington and Richmond. The property is well placed for access to the business and commercial centres of North Yorkshire, County Durham and Teesside. Darlington's main line railway station and Teesside Airport are both a 15 minute drive away.

## Entrance Porch Way

The property is entered through a composite door leading into a welcoming entrance porch way.

## Living Room

15'5" x 13'11"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window, a feature fire place with a marble hearth and a beamed ceiling.

## Internal Hallway

The internal hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from inset spotlights to the ceiling.

## Dining Room

14'4" x 11'7"

The dining room warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a beamed ceiling, inset spotlights to the ceiling and an Inglenook fire place with a log burning stove. This beautifully presented room offers an abundance of natural light courtesy of the double glazed French doors which lead out to the rear garden.

## Kitchen / Breakfast Room

13'8" x 13'5"

The open plan kitchen / breakfast room is simply stunning. The newly fitted kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window overlooking the side elevation of the property and an integrated electric oven with a gas hob and over head extractor hood. The

breakfast area is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from vinyl flooring, inset spotlights to the ceiling and a UPVC double glazed window overlooking the side elevation of the property.

## Boot Room / Utility Room

9'3" x 8'9"

The utility area is warmed by a central heating radiator and benefits from a wood framed window and plumbing for an automatic washing machine. A UPVC double glazed door leads out to the side elevation of the property.

## First Floor Landing

A staircase leads to a half landing with a UPVC double glazed window, a further staircase leads to the first floor landing. The landing is tastefully decorated in neutral tones and benefits from inset spotlights to the ceiling.

## Bedroom One

15'5" x 14'7"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window overlooking the front elevation of the property.

## Bedroom Two

11'8" x 6'11"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

## Bedroom Three

8'6" x 8'0"

With a UPVC double glazed window to the side elevation of the property a further bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

8'5" x 5'5"

The bathroom is warmed by a towel radiator, has vinyl flooring, tiled walls, a UPVC double glazed window overlooking the side elevation of the property and is fitted with a modern suite comprising of a panelled bath, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a single garage, There is off road car parking to the side of the property and there is a piece of land to the rear of the property which could be turned into additional car parking or a garden area.

