



Chapel House Cottage
Dalton On Tees, Darlington, DL2 2NT

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Guide Price: £285,000

A beautifully presented 3-bedroom semi-detached cottage located in the popular village of Dalton on Tees within easy reach of both Northallerton & Darlington. The property has been refurbished throughout to a high standard with accommodation including an open plan kitchen/ dining room with AGA & spacious living room with wood burning stove.

- Recently refurbished throughout
- Popular village location within easy reach of Darlington & Northallerton & the mainline train station
- Open plan kitchen/dining room with AGA
- Westerly facing rear garden
- Off street parking & space for garage subject to the usual permissions

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Chapel House Cottage provides an excellent combination of a spacious family home together with high quality characterful features. A practical entrance porch leads into an inner hallway with stairs to the first floor. The living room has windows to two aspects & a wood burning stove with stone hearth providing a cosy feel to the room. The open plan kitchen/dining room has two windows to the front & French doors overlooking the rear garden. There are a range of sage coloured shaker style units with wood block worksurfaces & a ceramic sink. The cottage has an oil fired AGA as well as a built-under electric oven & halogen hob, a walk-in larder with cold slab & a utility cupboard providing plumbing for a washing machine & space for a tumble dryer. A door leads into a boot room with Oil fired central heating boiler & also to a ground floor cloakroom/ WC. Upstairs, a spacious landing with window to rear & a storage cupboard gives access to three well-proportioned bedrooms. The partially tiled bathroom has a white suite with mains deluge shower over the bath & a vanity basin with shelved cupboard below together with a low-flush WC with concealed cistern. Externally, the enclosed front garden is laid mainly to lawn. Timber gates lead to a gravel driveway which affords off-street parking for two vehicles. There is a garden shed but also space for a garage to be erected subject to the usual permissions. The rear garden faces towards the west & has a wealth of mature plants &

shrubs, lawned area & sun terrace ideal for outside entertaining.

LOCATION The popular village of Dalton on Tees is conveniently located within easy reach of Darlington & Northallerton both of which have mainline train connections. The village itself is close to open countryside & benefits from a bus service, pub & further facilities & schools can be found in nearby Hurworth.

TENURE We understand the property to be Freehold.

SERVICES Mains electricity, water & drainage. Oil fired central heating.

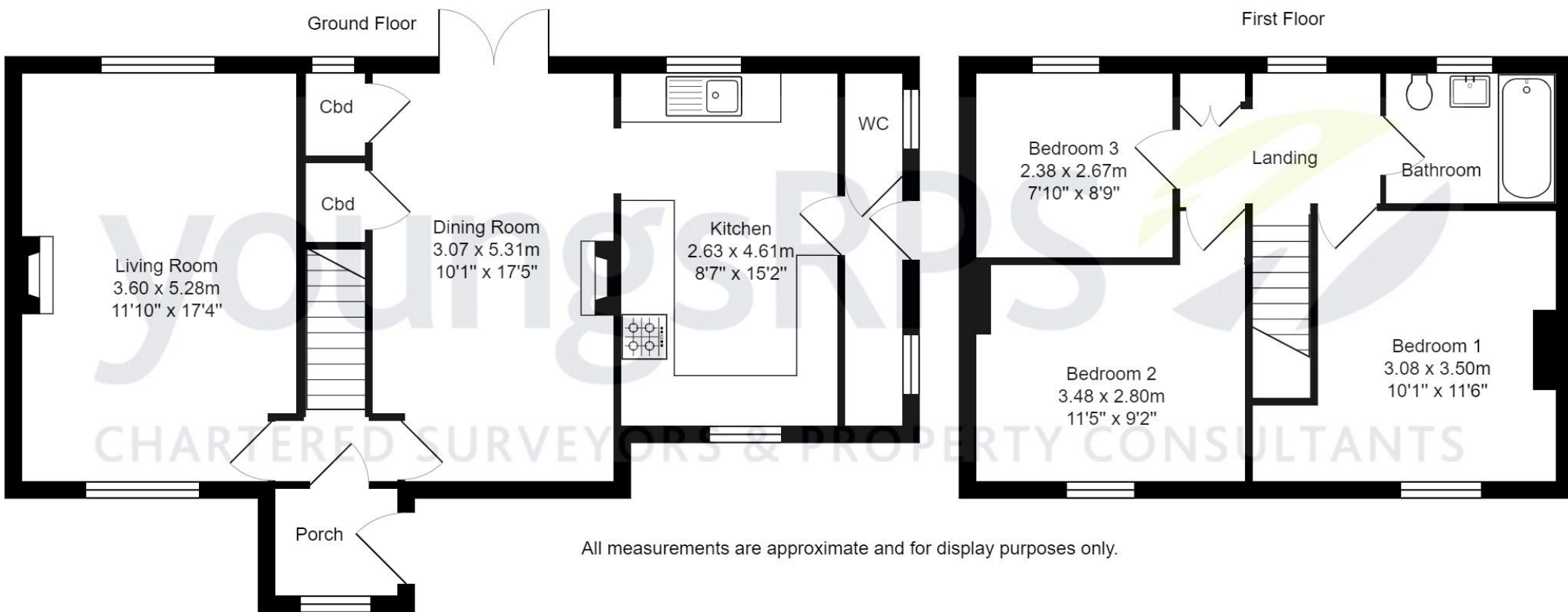
CHARGES Hambleton District Tax Band C.

VIEWINGS Strictly by appointment with the Agents. Please call 01609 773004.

FREE MARKET APPRAISAL We are happy to provide unbiased and professional advice, without obligation, on the marketing and value of your current home.

AGENT'S NOTES Please note the Vendor is an employee of Youngs RPS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	32 F	
1-20	G		



All measurements are approximate and for display purposes only.

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