



Forge Cottage, Station Road, Newton le Willows

Offers in the Region of £369,950

Located in this highly regarded village, Forge Cottage is beautifully presented throughout, with well planned living spaces and four double bedrooms. To the ground floor is a hallway, cloakroom, open plan living dining area, modern kitchen and utility room. Whilst to the first floor are four double bedrooms including a master bedroom with ensuite and a family bathroom. Externally, there is a garage, driveway parking and a South facing cottage style garden with patio area. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

Accessed via a part glazed composite front door, the hallway has a tiled floor with doors providing access to the cloakroom and living room and stairs to the first floor.

Cloakroom:

Comprising a wash hand basin, wc and a radiator.

Living Room:

The living room provides a perfect space for relaxing in front of the feature open fire, with tiled insert and slate hearth.



With a TV point, radiator and sliding sash window to the front of the property.



With ample space for a table, the dining area has a sliding sash window to the rear of the property and a radiator.

Kitchen:

Comprising a range of quality cream wall and base units with complimenting butchers block worktops, integrated is an electric oven and hob with extractor over, a dishwasher and space for a fridge freezer.



Utility Room:

With extra worktop space, a Belfast sink, plumbing for a washing machine and doors to the garage and rear garden. The oil fired central heating boiler is located in the utility room.

Bedroom 1:

A double bedroom with a window to the front of the property and a radiator.



Ensuite:

Comprising a cubicle with electric shower, wash basin, wc, extractor fan, radiator and frosted window to the front of the property.



Bedroom 2:

A double bedroom with a radiator and a window overlooking the rear of the property.



Bedroom 3:

A double bedroom with a window to the rear of the property and a radiator.



Bedroom 4:

A double bedroom with a radiator and a window to the front of the property.

Family Bathroom:

Comprising a white three piece suite, a cubicle with an electric shower, a radiator, extractor and frosted window to the front of the property.

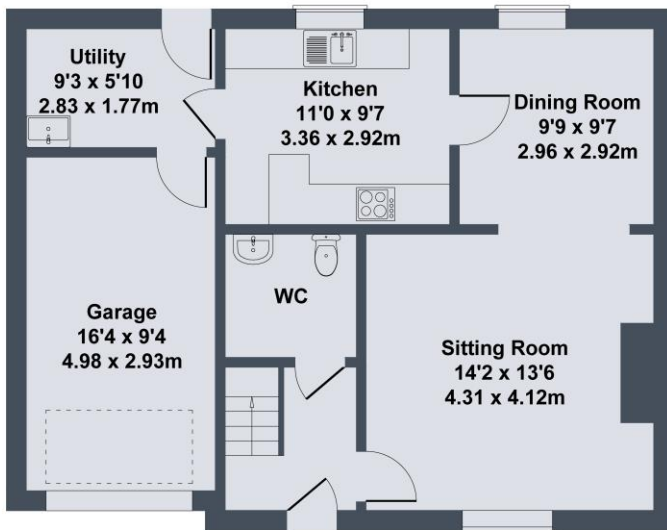


External:

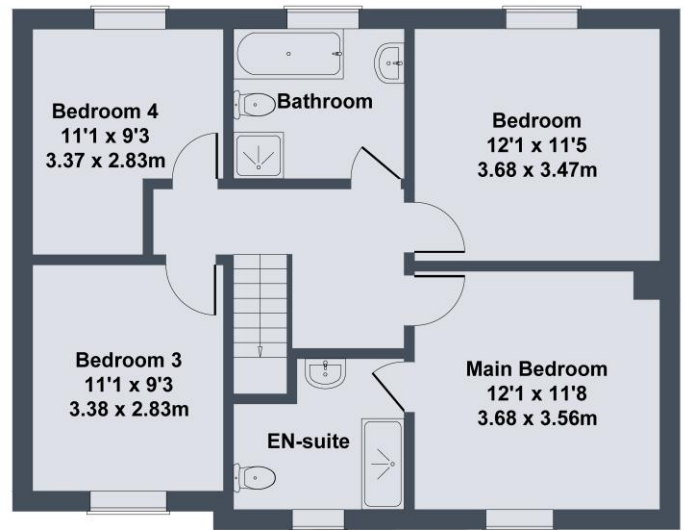
The garage has an electric door and can also be accessed from the utility room via a personnel door. To the front of the property is driveway parking, whilst to the rear is a lovely private South Facing garden with patio area. The oil tank is located in the rear garden. The Postcode is DL8 1SP, the Council Tax Band is D.



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GROUND FLOOR



FIRST FLOOR

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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