

FOR SALE

OIR £210,000

**45 Ainderby Road, Romanby,
Northallerton**



**THREE BEDROOM SEMI DETACHED HOUSE
WITH GARAGE AND GARDENS**

To arrange a viewing contact:



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: info@darwin-homes.co.uk

45 Ainderby Road, Northallerton

This is a traditional semi detached property situated in a popular residential area, gardens to front and rear, with Garage to the side. The property requires modernisation but does have some upvc double glazed windows, and gas fired central heating but retains original panelled doors and picture rails and other original features. The property has potential for extensions to the rear.

The accommodation comprises:

Entrance Hall 2.74 x 0.91m (9'0" x 3'0"), plus return staircase to first floor, understairs cupboard with gas fired central heating boiler.



Living Room 3.57 x 3.13m (11'9" x 10'4") window to front, fitted radiator, picture rail, and power points.

Dining Room 4.25 x 3.12m (14'0" x 10'4") Fitted cupboard to alcove, radiator, window to rear, coved ceiling, power points.



Kitchen 3.19 x 2.13m (10'6" x 7'0") with fitted ground and eye level kitchen cupboards, stainless steel sink unit, plumbing for washing machine gas cooker point, radiator, door to

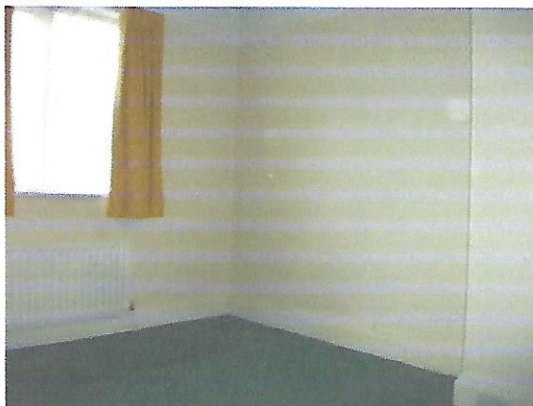
Pantry 2.13 x 0.91m (7'0" x 3'0"), fitted shelves, window to side.

Rear Porch 2.2 x 1.52m (7'3" x 5'0"), brick based with glazed window and door to garden.

First Floor

Landing part boarded, radiator to stairs.

Bedroom 1 3.57 x 3.11m (11'9" x 10'3") with window overlooking the front, radiator and power points.



Bedroom 2 3.66 x 3.28m (13'3" x 9'0") with window overlooking the rear, Radiator and power points

Bedroom 3 3.28 x 2.0m (9'0" x 6'6") with window overlooking the rear.

Bathroom 2.13 x 1.9m (7'0" x 6'3") panelled bath, pedestal wash basin, night W.C, part tiled walls, Airing Cupboard with cylinder, electric wall heater.

External



Front garden



Rear garden

To the front there is a lawned garden, driveway to a brick built single **Garage** with up and over door. The garden to the rear is laid mainly to lawn with paved patio area. There is an external water tap to the side of the property.



Rear view

The property is conveniently situated and provides good sized accommodation offering potential for improvements and extension.

<u>Tenure</u>	Freehold
<u>Services</u>	Mains water, electric, drainage , gas and telephone
<u>EPC Rating</u>	TBC
<u>Viewing</u>	Strictly by prior appointment with the Agents.
<u>Solicitors</u>	Hunt and Wrigley, Northallerton.

Please Note:all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



RICS

Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details