

FOR SALE

OIR £220,000

**71 Ainderby Road, Romanby,
Northallerton**



**THREE BEDROOM SEMI DETACHED HOUSE
WITH EXTENSION POTENTIAL**

To arrange a viewing contact:



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)

71 Ainderby Road, Northallerton

This is a traditional semi detached property situated in a popular residential area with gardens to three sides, with Double Garage, brick built Workshop. The property requires modernisation but does have upvc double glazed windows, retaining original panelled doors and picture throughout. The property has potential for extensions to the side or rear.

The accommodation comprises:

Entrance Hall **3.8 x 1.74m (12'6" x 5'9")**, with white upvc framed door to side staircase to the first floor with understairs cupboard

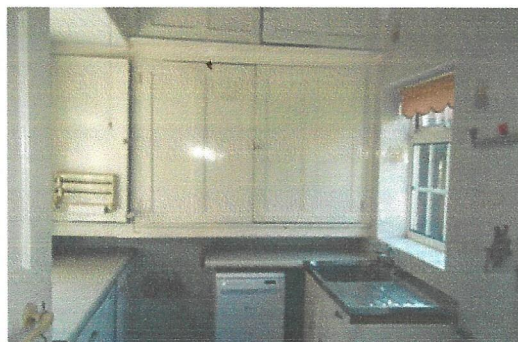
Living Room **4.75 x 3.96m (16'4" x 11'6")** plus bay window to front, fitted gas fire with oak mantel, picture rail, night store heater and window to side.



Dining Room **4.78 x 3.12m (15'9" x 10'3")** Fitted coal effect gas fire with painted cupboard units to side, metal glazed French doors to the rear garden,



Kitchen **3.34 x 2.22m (11'0" x 7'4")** with fitted ground and eye level kitchen cupboards, stainless steel sink unit, plumbing for washing machine and dish washer, gas cooker point, white upvc door to driveway.



First Floor

Landing

Bedroom 1

3.96 x 3.71m (14'0" x 9'0") with window overlooking the rear, wall length fitted wardrobes, electric night store heater, cast fireplace.



Bedroom 2

3.66 x 3.28m (13'3" x 9'0") with window overlooking the front garden, electric night store heater, cast fireplace.

Bedroom 3

3.28 x 2.0m (9'0" x 6'6") with window overlooking the front garden, Night store heater.

Bathroom

1.61 x 1.29m (5'4" x 4'6") panelled bath, pedestal wash basin, night store heater, window to side.

Separate W.C

External



To the front there is a lawned garden with hedge to the front, driveway to a brick built **Double Garage** with additional **Workshop Area** to the rear with electric light and power. There are additional garden areas to the side with mature trees, aluminium framed **Greenhouse**, garden pond. To the rear attached to the rear of the property there is a brick built **Coal House** and Toilet.

In addition to the side of the driveway there is a brick built **Workshop 15'0" x 10'2"**, with electric light and power.



The property is conveniently situated and provides good sized accommodation which should be viewed to be fully appreciated.

<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>	Coles, 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.



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

RICS homebuyers surveys available contact ourselves for further details