



69 AINDERBY ROAD, NORTHALLERTON

£250,000



Northallerton  
Estate Agency



# Ainderby Road

Northallerton, DL7 8HF

The property comprises a brick built traditional 3-bedroom semi-detached family house with a clay pantile roof situated on Ainderby Road a highly sought after and desirable residential area just outside the centre of Romanby within walking distance of the school, town centre and train station. The property enjoys UVPC throughout and night storage heaters. Scope for updating, modernisation and extension with planning permission.

- 3 Bedroom
- Chain Free
- Sought After Location
- Semi-detached House
- Garage
- Ideal Family Home



#### Entrance

Entrance to the property is at the side with a UVPC double glazed door into entrance hall with useful under stairs storage cupboard, wall mounted night storage heater, ceiling light point.

#### Sitting room

Feature tiled fire place, mantle shelf and hearth, wall mounted night storage heater, bay front window with display window ledge, centre ceiling light point.

#### Living room

Central chimney breast with a night storage heater, twin original chimney breast alcove drawers and glass fronted display cabinets, ceiling light point, sliding double glazed patio door out to the rear patio.

#### Kitchen

Range of base and wall cupboards, worksurfaces with inset single bowl, single drain stainless steel sink unit, space and point for electric cooker, fridge and freezer, upper-level shelf cupboards, ceiling light point, extractor.

#### Shower room

Duo flush toilet, wall mounted wash basin, easy access shower cubicle with thermostatically controlled mains shower, extractor and light, shower panelled walls.

#### Landing

Night storage heater, ceiling light point.

#### Bedroom 1

Ceiling light point, wall length built in double wardrobes with central dressing table, built in airing cupboard housing cylinder and emersion heater with shelves above.

#### Bedroom 2

Ceiling light point, built in wardrobe with cloaks hanging and shelves.

#### Bedroom 3

Ceiling light point, wardrobe with rails and shelf storage.

#### W/C

Toilet, ceiling light point.

#### Bathroom

Enamelled bath, tiled around one end for a shower area with a pivoted shower screen, triton electric shower, wash basin, ceiling light point, wall mounted bathroom cabinet.

#### Garden

To the front of the property there is a tarmacadam driveway offering hardstanding for 3 vehicles with hedged boundaries at the front on all sides, entering through twin wrought iron gates. Rear garden enjoys flagged patio leading out to lawned area and has a workshop, greenhouse and a brick-built coal and log store, boundaries are hedged around.

#### Garage

Twin doors to front and rear allowing straight through access, pedestrian door to side, window allowing light, space and plumbing for washing machine and space for additional appliance, ceiling light point, power point.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

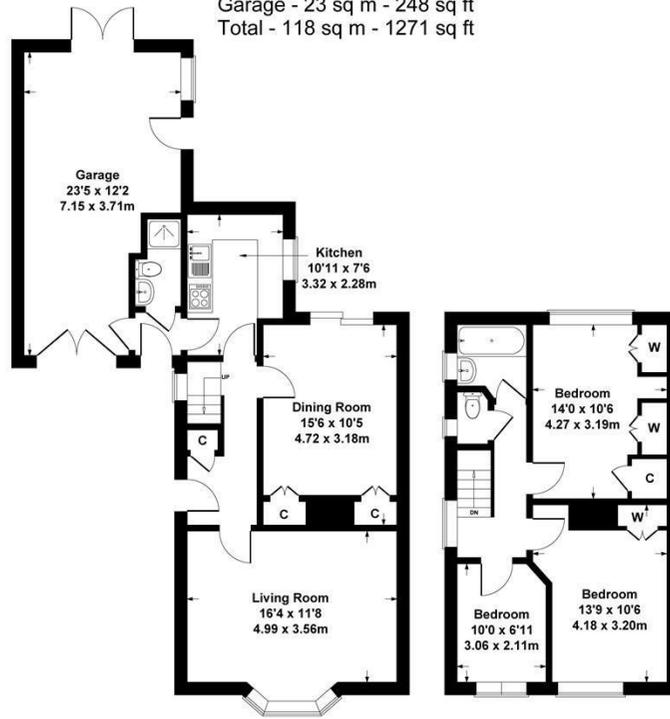
TENURE - FREEHOLD  
 SERVICES - MAINS WATER, ELECTRIC & DRAINAGE  
 NYC TAX BAND - C  
 EPC - TBC



Call us to arrange a viewing on **01609 771959**

## 69 Ainderby Road, DL7 8HF

Approximate gross internal area  
 House - 95 sq m - 1023 sq ft  
 Garage - 23 sq m - 248 sq ft  
 Total - 118 sq m - 1271 sq ft



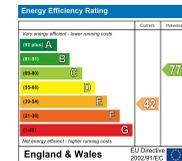
GROUND FLOOR

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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