



ASHLANDS ROAD, , DL6

ASKING PRICE £145,000



Northallerton
Estate Agency



Ashlands Road

, DL6

LOVELY 3 BEDROOM TERRACE FAMILY HOUSE

- CHAIN FREE
- 3 BEDROOMS
- REAR PATIO AREA
- UTILITY ROOM
- OUTHOUSE
- DINING ROOM



128 Ashlands Road is a well presented and well proportioned 3 bedroom family home. Downstairs the sitting room is large and airy with a feature gas fire place and has the benefit of entering in by a front porch. The property boasts a separate dining room with modern wood laminate flooring. The room gives access to the second floor, the kitchen and the utility room leading to the rear of the property which is a lovely low maintenance patio area. Outside there is the additional bonus of a brick built outhouse. The kitchen has a range of light oak base and wall cupboards with a modern granite effect, worksurface, fitted gas hob and electric oven and attractive terracotta tiled flooring. Upstairs there are three good size bedrooms, The bathroom is fully tiled and boasts a wall mounted electric Mira shower over the bath.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric , gas and drainage.

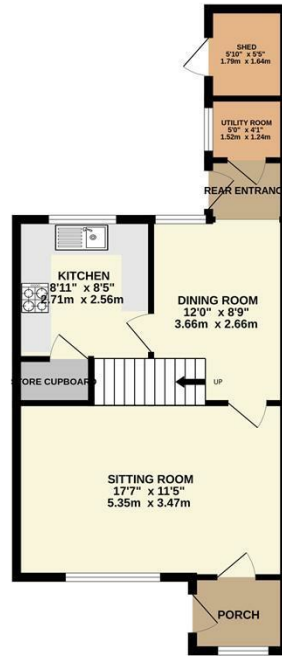
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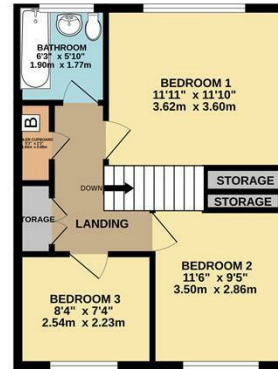


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.

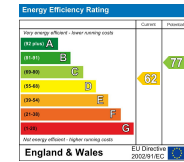


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



ASHLANDS ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL6 1HD

TOTAL FLOOR AREA: 919 sq. ft. (85.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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