



40 THE FAIRWAY, ROMANBY,
NORTHALLERTON, DL7 8BB
O.I.R.O £195,000



Northallerton
Estate Agency



The Fairway

Northallerton, DL7 8BB

LOVELY THREE BEDROOM TRADITIONAL BRICK TERRACE HOUSE IN THE SOUGHT AFTER AREA OF ROMANBY. WITHIN EASY WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, TRAIN STATION AND NORTHALLERTON TOWN CENTRE.

- POPULAR RESIDENTIAL AREA
- GARDENS TO FRONT AND REAR
- 3 GOOD SIZED BEDROOMS
- OFF STREET PARKING
- CHAIN FREE
- SCOPE FOR IMPROVEMENT



ENTRANCE HALL

CEILING LIGHT POINT, RADIATOR, CLOAK HANGING SPACE, STAIRS UP, PHONE POINT.

LIVING ROOM

WALL MOUNTED GAS FIRE, DUAL ASPECT WINDOWS LEADING TO LOTS OF NATURAL LIGHT, COVED CEILING, 2 X RADIATORS, 2 X CEILING LIGHT POINT, TV POINT.

KITCHEN

GOOD RANGE OF WALL AND BASE UNITS, SINGLE SINK AND DRAINER WITH MIXER TAP, SPACE FOR ELECTRIC COOKER, FRIDGE AND FREEZER, CEILING LIGHT POINT, TILED SPLASH BACK, AND ADDITIONAL STORAGE SPACE IN UNDER STAIRS CUPBOARD

UTILITY ROOM

BASE AND WALL UNITS, SINGLE SINK AND DRAINER, SPACE FOR WASHING MACHINE AND DOOR LEADING INTO THE REAR GARDEN, CEILING LIGHT POINT AND RADIATOR.

LANDING

LIGHT LANDING AREA WITH AIRING CUPBOARD

HOUSING AN EMERSON HEATER AND SHELVES, CEILING LIGHT POINT, ACCESS TO LOFT.

BEDROOM 1

GOOD SIZED DOUBLE, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD.

BEDROOM 2

GOOD SIZED DOUBLE, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD

BEDROOM 3

LARGE SINGLE ROOM, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD

BATHROOM

PART TILED, WHITE BATH AND MIXER SHOWER OVER. WASH BASIN & VANITY UNIT, CEILING LIGHT POINT, RADIATOR

TOILET

WC, CEILING LIGHT POINT, RADIATOR

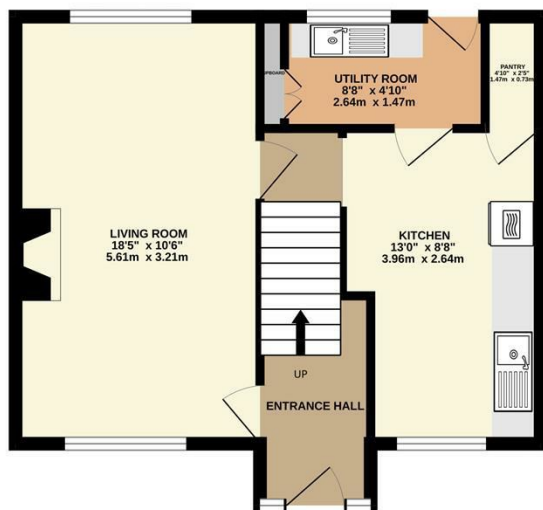
GARDEN

PRIVATE, SOUTH-WEST FACING REAR GARDEN WITH LAWN AND MATURE SHRUBS. PATIO AREA, USEFUL OUTBUILDING FOR STORAGE.

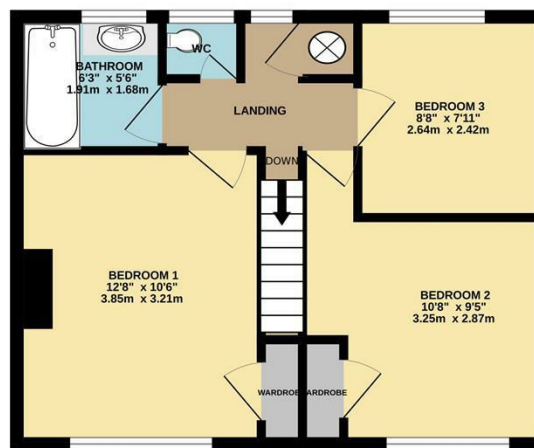


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



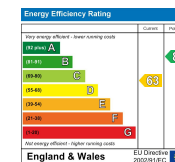
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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