

The Garth

Newton Aycliffe DL5 6QL

£210,000

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



The Garth

Newton Aycliffe DL5 6QL



- Three Bedroom Detached Bungalow
- Generous Off Street Parking
- Council Tax Band D
- School Aycliffe Area of Newton Aycliffe
- Garage
- EPC Rating D
- Spacious Rooms Throughout
- Well Maintained Gardens to Front & Rear
- Easy Access to Town Centre

In the desirable area of School Aycliffe, Newton Aycliffe, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts two inviting, open aspect reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

The bungalow features a well-appointed bathroom and is designed to be spacious throughout, ensuring a comfortable living experience. One of the standout features of this property is the generous gardens to both the front and rear, offering a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. There is also off street parking for two to three vehicles with a garage for added security of storage space.

For those who require easy access to travel links, the property is conveniently located near the A1M, making commuting a breeze. Additionally, the ample parking space for up to four vehicles adds to the practicality of this lovely home.

In summary, this detached bungalow in School Aycliffe presents an excellent opportunity for anyone looking for a spacious and well-located property with beautiful gardens and convenient transport links. Don't miss the chance to make this charming bungalow your new home.

Entrance Hall
Upvc door to front, double storage cupboard and radiator.

Lounge
15'6 x 11'10 (4.72m x 3.61m)
Double glazed window to front. coving to ceiling and feature fireplace. Open aspect to the dining room.

Dining Room
11'10 x 8'10 (3.61m x 2.69m)
Door to rear. coving to ceiling and radiator.

Kitchen
9'10 x 8'10 (3.00m x 2.69m)
Double glazed window and door to rear, fitted wall, base and drawer units with tiled splashbacks. Stainless steel sink with mixer tap, space for a cooker, fridge freezer and washing machine. Radiator.

Bedroom One
11'10 x 11'2 (3.61m x 3.40m)
Double glazed window to front, double wardrobes and radiator.

Bedroom Two
9'10 x 9'0 (3.00m x 2.74m)
Double glazed window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Three
10'8 x 8'4 (3.25m x 2.54m)
Double glazed window to rear, double wardrobes and radiator.

Bathroom
Double glazed obscure window to rear, panelled bath with shower over and screen, wash hand basin and w.c. Radiator and storage cupboard.

Externally
To the front there is a generous garden which is mainly laid to lawn, off street parking for 2/3 vehicles and access to the garage.
To the rear the enclosed garden is mainly laid to lawn with patio area and shed.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: D
Annual Price: £2,622
Conservation Area No
Flood Risk Very low
Floor Area 947 ft 2 / 88 m 2
Plot size 0.13 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
12 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

The Garth, School Aycliffe





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com