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Guthrum Place Newton Aycliffe, DL5 4QE

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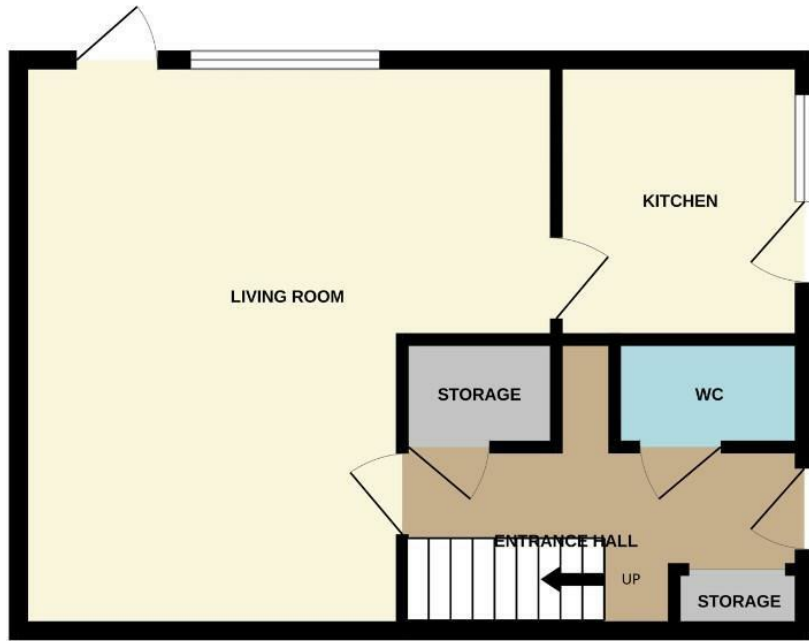
Price £65,000

Spacious three bedroomed family home offered for sale with a tenant in situ on Guthrum Place in Newton Aycliffe. Ideal for investors, this family home is situated close to amenities such as the Leisure Centre, Woodham Golf Club as well as supermarkets, popular high street stores and schools. The town has excellent public transport links, offering access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham and Newcastle. The A167 is nearby leading to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally there is an enclosed yard and on street parking available nearby.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Living Room

16'7" x 17'7"

Spacious living room with ample space for furniture and window providing plenty of natural light.

### Kitchen

10'10" x 8'8"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances.

### Cloakroom

Fitted with a WC and wash hand basin.

### Master Bedroom

14'9" x 10'6"

Spacious double bedroom with room for a king sized bed and further furniture.

### Bedroom Two

11'5" x 10'7"

The second bedroom is another good size double bedroom.

### Bedroom Three

11'5" x 5'10"

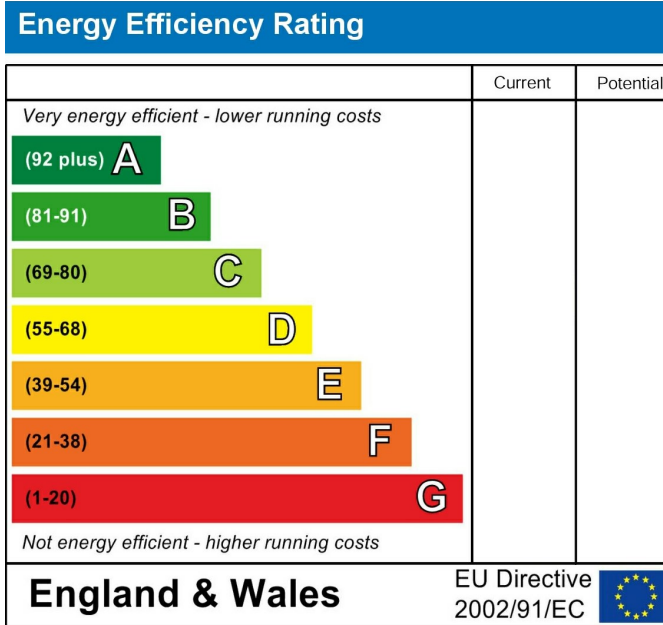
The third bedroom is a single room with space for further furniture.

### Bathroom

Fitted with a panelled bath, overhead shower, WC and wash hand basin.

### External

Externally there is an enclosed yard and on street parking available nearby.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



