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Bates Close, Newton Aycliffe

## **Bates Close, Newton Aycliffe**

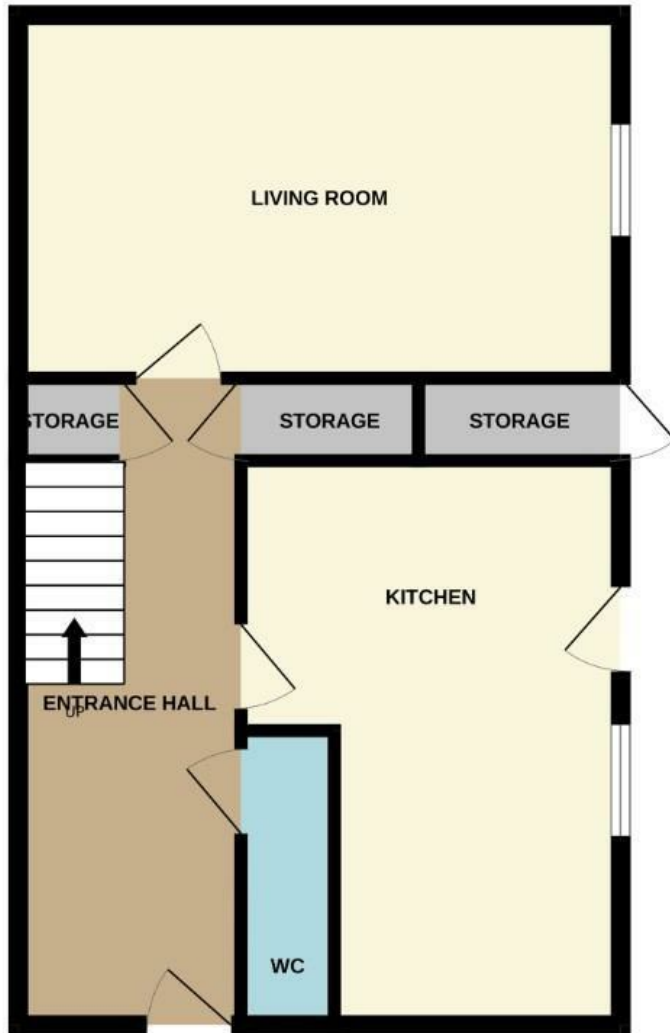
**Price £65,000**

Generous three bedroomed property offered for sale with tenant in situ. Located on Bates Close 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.

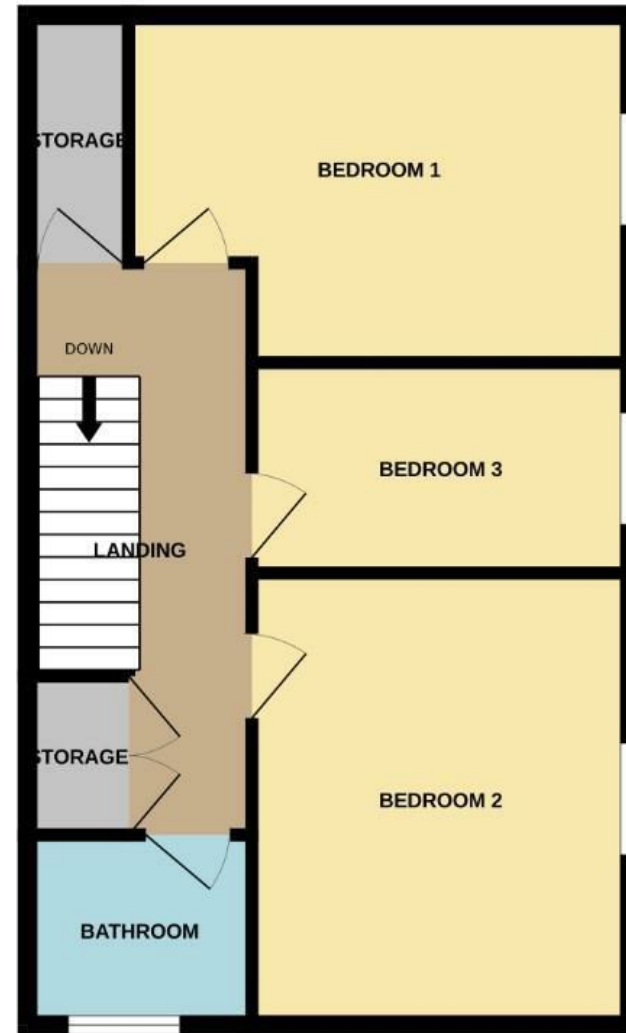
In brief the property comprises; an entrance hall leading into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally there is an enclosed paved garden and on street parking available nearby.

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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) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### **Living Room**

17'10" x 10'9"

Spacious main reception room offering ample space for furniture with window providing plenty of natural light.

### **Kitchen/Dining Room**

11'4" x 14'5"

Fitted with a range of wall, drawer and base units, complementing work surfaces, space for appliances, integrated oven with hob and space for a kitchen table with chairs.

### **Cloakroom**

Ground floor cloakroom fitted with WC and wash hand basin.

### **Master Bedroom**

15'0" x 10'2"

The master bedroom has ample space for a double bedroom as well as space for further furniture.

### **Bedroom Two**

11'8" x 10'8"

The second bedroom is another generous double size with plenty of space for furniture.

### **Bedroom Three**

11'5" x 6'2"

The third bedroom is a spacious single which could be used as a home office / play room.

### **Bathroom**

6'10" x 5'6"

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

### **External**

Externally the garden has been paved for low maintenance and has ample space for outdoor furniture.

