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Aldfrid Place Newton Aycliffe, DL5 4QG

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Price £65,000

Three bedroomed terraced property located on Alfrid Place Newton Aycliffe. Ideal for investors sold with a tenant in situ, the property 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 through to the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally there is an small enclosed garden and on street parking available.

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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		
(81-91) B		
(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	

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

Living Room

17'6" x 9'10"

Spacious living room providing space for furniture and window overlooking the garden.

Kitchen

13'5" x 11'5"

The kitchen contains a range of base units, work surfaces, tiled splash backs and space for free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

14'9" x 6'10"

The master bedroom provides space for a double bed and further furniture.

Bedroom Two

11'5" x 10'5"

The second bedroom is another good size double bedroom.

Bedroom Three

11'5" x 6'2"

The third bedroom is a good size single bedroom.

Bathroom

6'10" x 5'6"

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

External

Externally there is an enclosed gravelled garden and on street parking is available.

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.

