



## Kirkstone Place

Newton Aycliffe, DL5 7DP

Price £50,000



**PUBLIC NOTICE** Hunters are now in receipt of an offer for the sum of £51,500 for 81 Kirkstone Place, Newton Aycliffe, . Anyone wishing to place an offer on this property should contact Hunters Estate Agents, 147-149 Newgate Street, Bishop Auckland, DL14 7EN - 01388 311582 before exchange of contracts takes place.

Spacious three bedroomed family home offered for sale with no onward chain on Kirkstone Place in Newton Aycliffe. This property has a rear enclosed garden, on street parking and is idea for first time buyers, families or investors alike. It is situated in a quiet cul de sac which benefits from being situated a short distance from the town centre with easy access to a range of supermarkets, restaurants, high street shops, retail stores and schools. There is an extensive public transport system in the town via both bus and rail, whilst there are good links to the A167 and A1(M) are nearby allowing further access for commuters to Newcastle, Darlington and Durham.

In brief the property comprises; an entrance hall leading through into the living room, dining room, cloakroom and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has a lawned garden area to the front, whilst to the rear there is a low maintenance enclosed garden with gated access to the rear where there is a single garage and driveway.



**Living Room 14'1" 9'10" (4.3m 3.0m)**  
Spacious living room with window to the front elevation.

**Dining Room 9'10" x 9'6" (3.0m x 2.9m)**  
The dining room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

**Kitchen 11'5" x 9'10" (3.5m x 3.0m)**  
The kitchen contains a range of wall, base and drawer units, work surfaces, splash backs and sink/drainage unit. Space is available for free standing appliances.

**Cloakroom**  
Fitted with a WC and was hand basin.

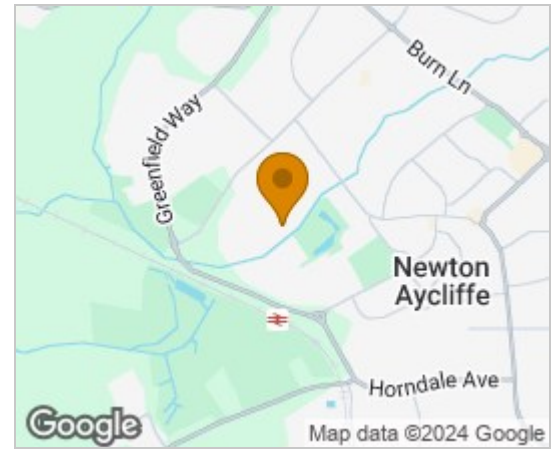
**Master Bedroom 12'3" x 9'10" (3.75m x 3.0m)**  
The master bedroom is a double room with built in wardrobe and window to the front elevation.

**Bedroom Two 9'10" x 9'6" (3.0m x 2.9m)**  
The second bedroom is another double bedroom with built in wardrobe and window to the rear elevation.

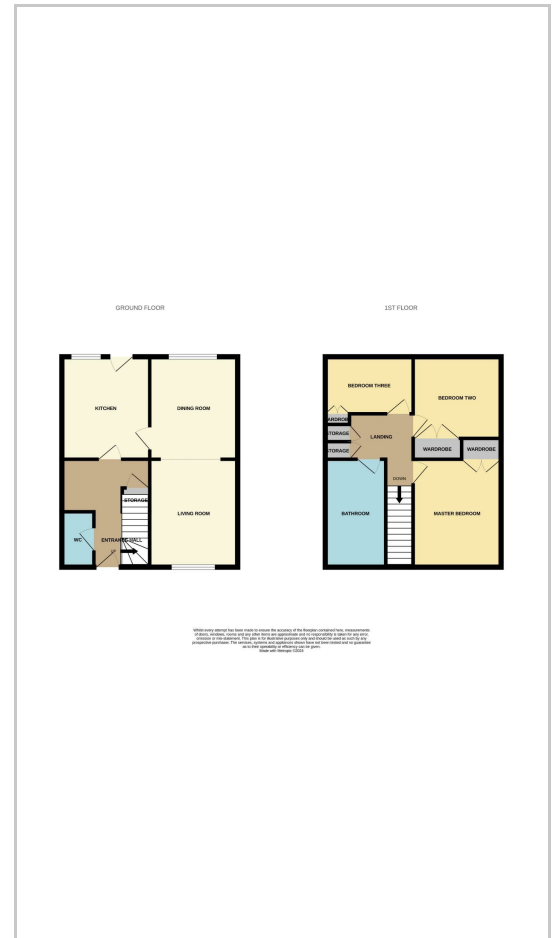
**Bathroom 9'0" x 6'6" (2.75m x 2.0m)**  
The bathroom contains a panelled bath, WC and wash hand basin.

**External**  
Externally the property has a lawned garden area to the front, whilst to the rear there is a low maintenance enclosed garden with gated access to the rear where there is a single garage and driveway.

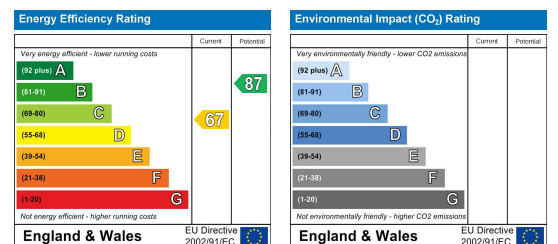
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.