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Welbury Grove

Newton Aycliffe, DL5 5AY

Price £170,000



Modern and spacious three bedroomed semi-detached property located on Welbury Grove, Newton Aycliffe. Situated close to local amenities which include a range of retail shops, recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief, the property comprises; an entrance hall leading into the living room, kitchen and cloakroom. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally to the front, the property benefits from a driveway leading to the single garage with up and over door providing ample off street parking. Additionally, there is a well maintained front garden which is mainly laid to lawn with patio area ideal for outdoor seating and hosting and to the rear, there is a further enclosed yard.



Living Room 17'4" x 9'10" (5.3 x 3.0)
Generously sized living room located to the rear of the property providing plenty of space for furniture, benefiting from modern decor and a large window allowing lots of natural.

Kitchen / Dining Room 17'3" x 10'5" (5.27 x 3.2)
Modern kitchen fitted with a range of shaker style wall base and drawer units, complementing work surfaces, tiled splashbacks, sink/drain, integrated electric oven, gas hob and overhead extractor hood. Space is available for free standing appliances along with plumbing for a washing machine. The dining area also has space for a dining table and chairs, benefiting from a large window to the front elevation and neutral decor.

Cloakroom
Ground level cloakroom fitted with a wash hand basin set within a vanity unit, heated towel rail and WC.

Master Bedroom 13'1" x 9'10" (4.0 x 3.0)
Spacious master bedroom with plenty of space for king-sized bed and further furniture, benefiting from modern decor, fitted storage cupboard and window to the rear elevation.

Bedroom Two 10'7" x 9'10" (3.24 x 3.0)
The second bedroom is another great size with ample space for furniture and window to the front elevation.

Bedroom Three 9'10" x 7'10" (3.0 x 2.4)
The third bedroom is a well-sized single room with ample space for furniture, modern decor fitted storage cupboard and window to the rear.

Bathroom 6'11" x 6'6" (2.13 x 2.0)
The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC with window to the front elevation.

External
Externally to the front, the property benefits from a driveway leading to the single garage with up and over door providing ample off street parking. Additionally, there is a well maintained front garden which is mainly laid to lawn with patio area ideal for outdoor seating and hosting and to the rear, there is a further enclosed yard.

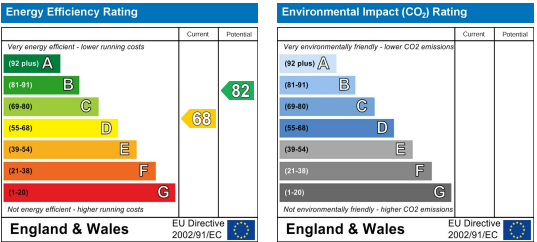
Area Map



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.