



Guthrum Place

Newton Aycliffe, DL5 4QF

£47,000



Three bedroomed mid-terrace property located on Guthrum Place, Newton Aycliffe. The property is in need of renovations making it a perfect opportunity for investors. Pleasantly 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 consists of the master bedroom, two further double bedrooms and family bathroom. Externally, there is an enclosed garden to the front with on street parking available nearby and a further enclosed lawned garden to the rear.



Living Room 17'6" x 10'8" (5.343m x 3.27m)
Bright and spacious living room located to the rear of the property with plenty of space for furniture and patio door leading into the rear garden.

Kitchen 16'4" x 8'6" (5.0m x 2.6m)
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drain. Space is available for free standing appliances and furniture with window to the front elevation.

Cloakroom 5'10" x 2'7" (1.8 x 0.8)
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom 14'9" x 10'5" (4.5m x 3.2m)
Generously sized master bedroom located to the rear of the property with plenty of space for furniture and window to the rear.

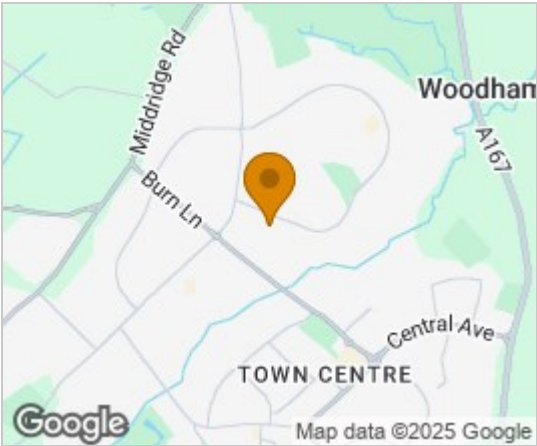
Bedroom Two 10'8" x 10'7" (3.26m x 3.25m)
The second bedroom is another large double room with window to the side elevation

Bedroom Three 10'5" x 8'6" (3.2m x 2.6m)
Final double bedroom with window to the front elevation.

Bathroom 6'10" x 5'6" (2.1m x 1.7m)
Family bathroom fitted with a panelled bath, wash hand basin and WC with frosted window to the front elevation.

External
Externally, there is an enclosed garden to the front with on street parking available nearby and a further enclosed lawned garden to the rear.

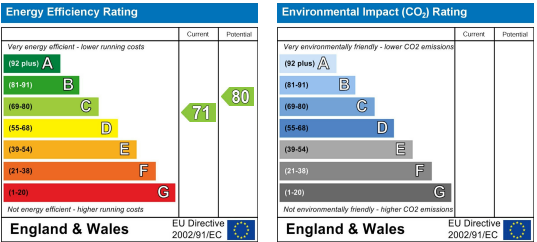
Area Map



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.