

Denham Place, Newton Aycliffe, DL5 5QT
Offers in the region of £94,950



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Council Tax Band: A

* SOLD WITH A LONG-TERM SITTING TENANT *

Investment opportunity for this three bedroom end-link property, located close to the town centre, offering local amenities and a major 24hrs supermarket. It is in need of some updating which has been reflected within the asking price.

This family have lived and called this home since 2014, currently paying £595 per calendar month. It benefits from uPVC double glazed windows (wooden single glazed external doors), gas central heating, and a large corner plot.

Ground floor
Open porch on arrival, leading to the entrance vestibule with open archway to the dining room in turn leads effortlessly onto the kitchen. The living room to your left, stretches the length of the home allowing for ample space for entertaining.

The kitchen allows access to the large rear garden which wraps around to the side of the property providing huge potential. There is also a slim utility room adjacent to the kitchen with access to the front of the property.

First floor
Landing opening to a bathroom with separate WC and three good size bedrooms.

Externally
Located towards the head of this cul-de-sac, the front exterior has a communal parking area. Large garden to the side and rear.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating: C
Total sq ft to be considered guide only.

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Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Front elevation
Entrance Vestibule

Dining Room
10'4" x 9'11" (3.15 x 3.04)
Kitchen
15'1" x 6'5" (4.62 x 1.97)

Lounge
10'2" x 17'0" (3.12 x 5.20)
Utility Room
4'8" x 9'11" (1.43 x 3.04)

First Floor Landing

Principal Bedroom
12'3" x 10'6" (3.74 x 3.22)
Second Bedroom
10'4" x 10'6" (3.15 x 3.22)

Third bedroom
12'5" max narrowing to 9'4" x 6'0" (3.79 max narrowing to 2.85 x 1.83)

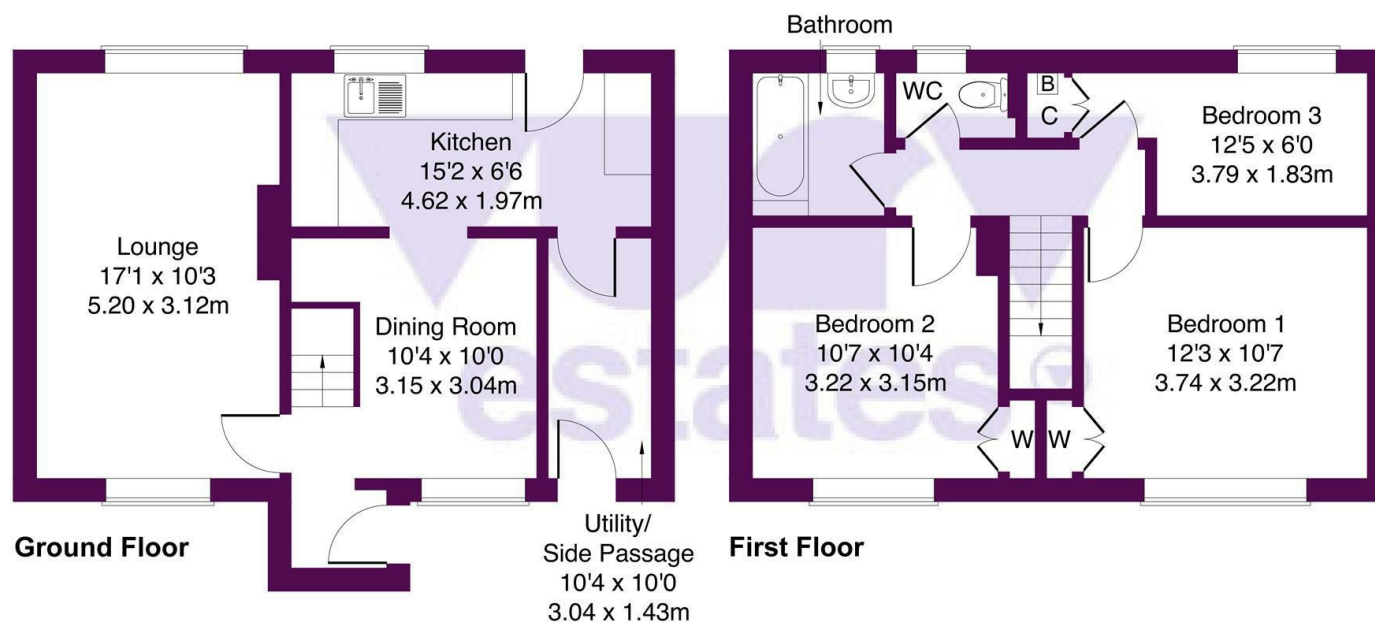
Bathroom
Separate WC

Gardens



Denham Place

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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