



Nestled in the desirable area of Cobblers Hall, this modern immaculately presented three bedroomed semi-detached house is a key turn property with a perfect blend of style and comfort and comes with advantage of no chain. We feel the property is ideally suited for a variety of buyers, including families and professionals alike. Upon entering, you are greeted by a welcoming entrance hallway with downstairs WC/Cloaks area, the entrance hall also leads you to a spacious and well fitted kitchen/diner featuring integrated appliances including, dishwasher, washer/dryer and fridge/freezer. This open-plan space is designed for both functionality and socialising, ensuring that family meals and gatherings can be enjoyed in comfort.

Leading from from the kitchen into the lounge area with French doors that seamlessly extends to the garden with decked area and pagoda perfect for indoor-outdoor living and entertaining. Adding to its practicality, there is a handy under-stairs cupboard offering additional storage space. Upstairs, you'll find a generously sized master bedroom with fitted wardrobes together with a versatile handy cupboard space, there is a further double bedroom and a third bedroom. There is a sleek and stylish family bathroom with towel radiator and rainfall shower.

At the front of the property there is a double width driveway suitable for two vehicles.

This property offers the perfect blend of style and functionality, ideal for modern living and early viewing is highly recommended, as this property is sure to impress all who visit. Whether you are looking to settle down or invest, this charming residence is a wonderful opportunity not to be missed.





Agents Notes

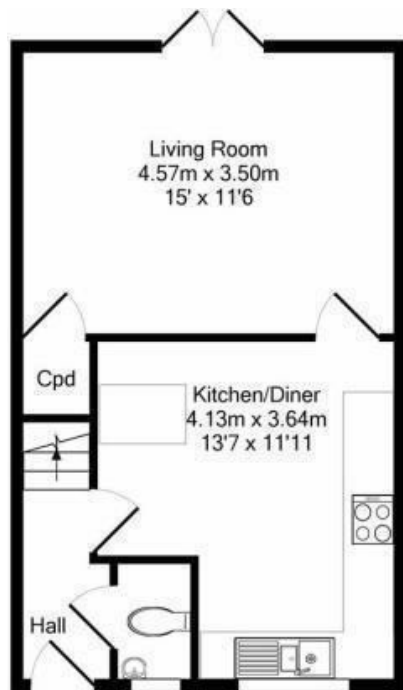
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

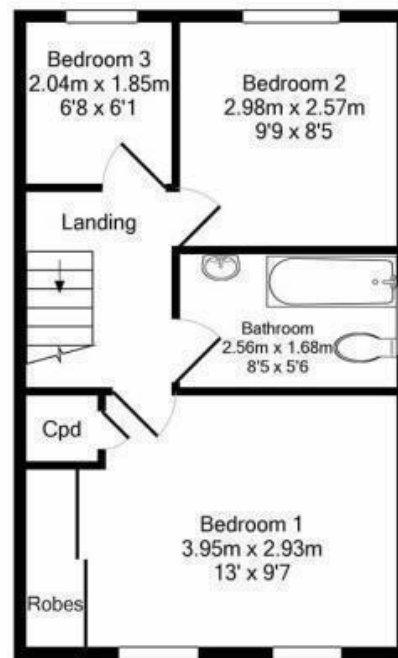
uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



GROUND FLOOR
APPROX. FLOOR
AREA 34.5 SQ.M.
(372 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.4 SQ.M.
(371 SQ.FT.)

OLDWOOD CLOSE, NEWTON AYCLIFFE. DL5 4FA.
TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (742 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		96
(81-91) B	83	
(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

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MAB 6202



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