

**\*\* AVAILABLE WITH SITTING TENANT or VACANT \*\***

**\*\* COMPETITIVELY PRICED \*\* \*\* EXTENDED TO REAR \*\* \*\* IDEAL FAMILY HOME \*\*  
\*\* uPVC DOUBLE GLAZED \*\* \*\* GAS CENTRAL HEATING \*\***

Located within a short walk of the town centre this well priced three/four bedroom property is brought to the market with either vacant possession, ideal for a first time buyer or family but, also the option to be sold with a long-term sitting tenant as an investment opportunity.

The home has been nicely extended to the rear of the ground floor, allowing for a large lounge/diner perfect to maximise on family time. There is a separate reception room also to the front, currently used as a fourth bedroom with three main bedrooms to the first floor and a bathroom with white suite. The home is in need of some updating which has been reflected within the asking price with viewings recommended to appreciate the potential.

Please Note: Council tax band A. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Dent Walk, Newton Aycliffe, DL5 4LZ**

**3 Bed - House - Mid Link Terrace**

**Offers In The Region Of £85,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Dent Walk, Newton Aycliffe, DL5 4LZ



## GROUND FLOOR

Light and airy hallway, reception room/bedroom four to the front, large family room to the rear which allows for both seating and dining with sliding patio door leading to the garden. Fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, cooker point and useful under stairs storage cupboard.

## FIRST FLOOR

Landing opening to three good size bedrooms, two doubles and a single, the second bedroom enjoying wardrobe space and a cupboard housing a modern Baxi combi boiler. The bathroom comprise panelled bath with overhead shower, basin & separate w.c.

## EXTERNALLY

Forecourt style garden to the front and garden to rear perfect for those warmer months.

## HALLWAY

**RECEPTION ROOM/BED FOUR**  
13'1" x 9'11" (3.99m x 3.03m)

**FAMILY ROOM/DINING**  
20'5" x 10'11" (6.24m x 3.33m)

**KITCHEN**  
11'2" x 8'2" (3.42m x 2.51m)

## FIRST FLOOR LANDING

**BEDROOM**  
13'0" x 9'8" (3.98m x 2.96m)

**BEDROOM**  
11'3" x 9'6" (3.43m x 2.92m)

**BEDROOM**  
11'1" x 5'11" (3.39m x 1.81m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN



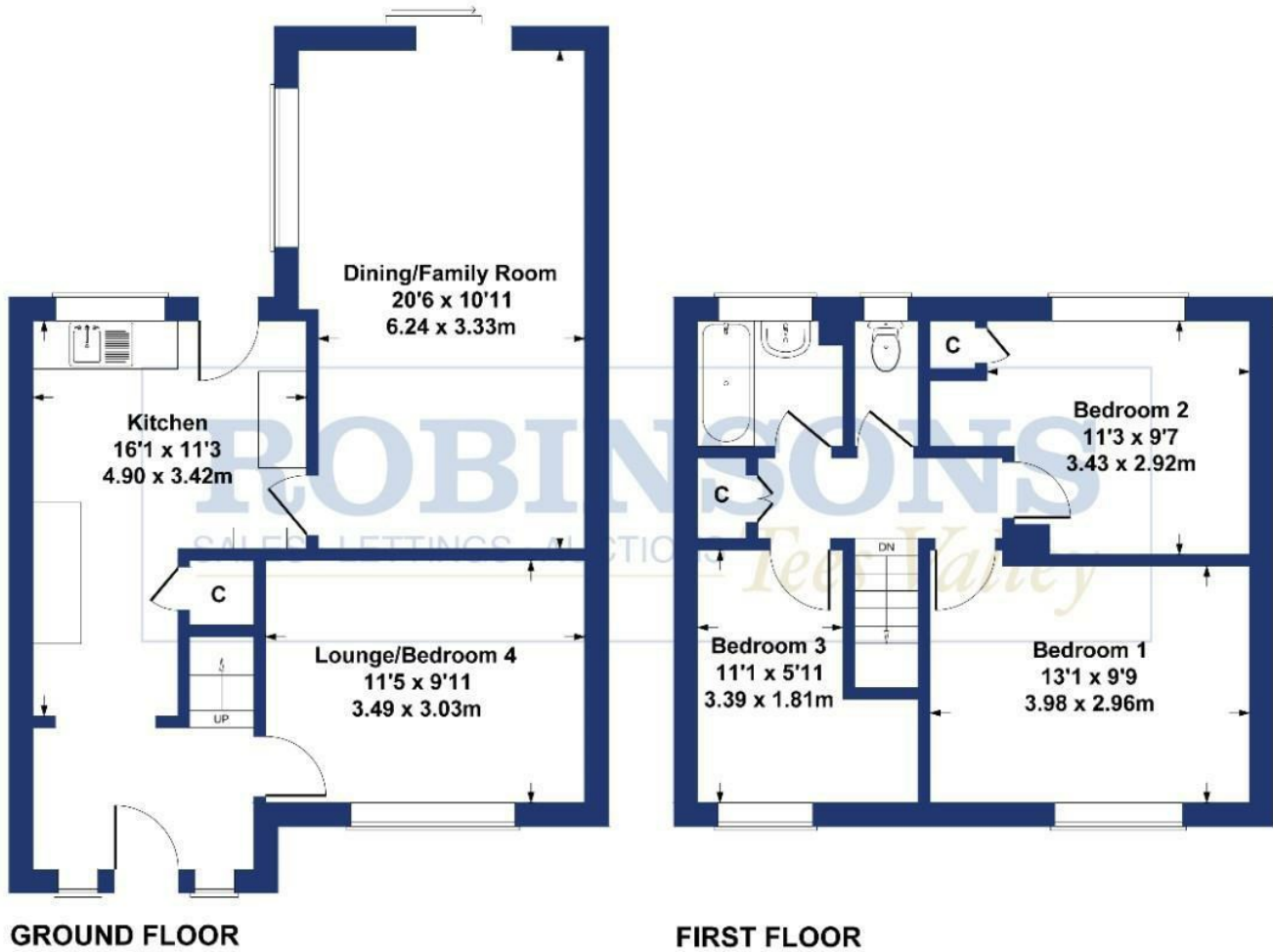
Dent Walk, Newton Aycliffe, DL5 4LZ



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

## Dent Walk

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS