



**** SPACIOUS TWO BED TERRACE ** ** TWO RECEPTION ROOMS ** ** REAR GARDEN **
** CLOSE TO LOCAL AMENITIES ** ** NO ONWARD CHAIN ** ** GOOD TRANSPORT LINKS ****

Smith and Friends are delighted to offer for sale this well presented two bed property. Situated within walking distance of the town centre, the property which benefits from having uPVC double glazing and gas central heating has undergone a recent re-decoration programme and new flooring throughout.

The property lies close to local amenities including shops and schools, good transport links to the A68 and A1(M) are within easy reach.

In our opinion, the property will suit a variety of purchases and must be viewed to be fully appreciated. Early viewing is highly recommended.

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

Shafto Way, Newton Aycliffe, DL5 5QL

2 Bed - House - Terraced

Offers In The Region Of £90,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Shafto Way, Newton Aycliffe, DL5 5QL



GROUND FLOOR

A hallway benefitting from fitted storage leads to the dining room, kitchen and lounge. The well proportioned dining room to the front aspect features an open staircase to the first floor and accesses the kitchen featuring a range of wall and base units, integrated appliances including electric oven, hob and extractor. Additionally there is space for a fridge freezer, plumbing for a washing machine and door to the rear garden. The generously sized dual aspect lounge is flooded with light and features French doors accessing the rear garden.



FIRST FLOOR

A light and airy landing area benefitting from having loft access and fitted storage housing the combination boiler leads to two bedrooms and a bathroom. Both bedrooms benefit from being spacious doubles with fitted storage. The well appointed bathroom comprises of a bath with overhead shower and screen, a wash hand basin with vanity unit and low level w.c.



EXTERNALLY

The front of the property benefits from overlooking a lush green area. To the rear, the enclosed garden is paved for low maintenance and benefits from a storage shed and decked area making it an ideal space to relax.

HALLWAY

LOUNGE

14'10" x 9'6" (4.53m x 2.90m)

DINING ROOM

10'0" x 9'11" (3.06m x 3.04m)

KITCHEN

15'2" x 8'8" (4.64m x 2.66m)

FIRST FLOOR LANDING

BEDROOM

14'10" x 9'6" (4.53m x 2.90m)

BEDROOM

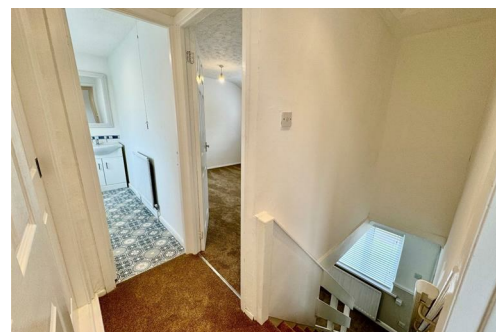
9'11" x 12'3" (3.03m x 3.74m)

BATHROOM/W.C.

9'2" x 4'7" (2.80m x 1.40m)

FRONT EXTERNAL

REAR GARDEN

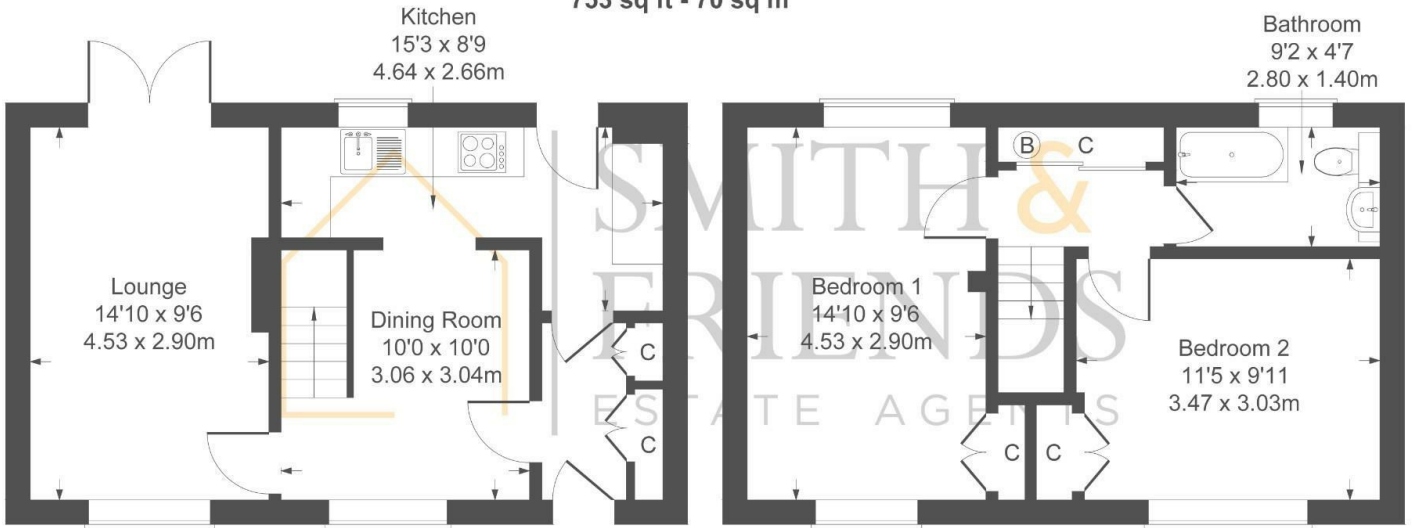


Shafto Way, Newton Aycliffe, DL5 5QL



Shafto Way

Approximate Gross Internal Area
753 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			88
(81-91) B		73	
(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	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

