



*** NO UPWARD CHAIN** ** EXCELLENT SIZED ROOMS** ** EXCELLENT LOCATION **
** REQUIRES SOME MODERNISATION** ** PRICED TO SELL **

This 1960s three-bedroom semi-detached house in Newton Aycliffe offers great potential with some updating. The property features a spacious single-storey extension, adding valuable extra living space and a practical utility room for convenience. The ground floor includes a cozy living room, dining room and a kitchen that could benefit from modern touches. Upstairs, three good-sized bedrooms and a family shower room and separate w.c., provide ample room for a growing family.

The house also boasts a garage and a driveway, offering plenty of parking. While some cosmetic upgrades are needed, this home presents an excellent opportunity to personalize and add value.

Please Note: Council tax band B. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing.

Westmorland Way, Newton Aycliffe, DL5 4LP

3 Bed - House - Semi-Detached

£160,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Entrance hall

Lounge

3.54 x 4.37 (0.91m.16.46m x 1.22m.11.28m)

Dining room

4.72 x 2.41 (1.22m.21.95m x 73.46m)

Breakfast kitchen.

5.26m x 2.46m (1.52m.7.92mm x 0.61m.14.02mm)

First Floor landing

Bedroom

3.58m x 3.03m (0.91m.17.68mm x 0.91m.0.91mm)

Bedroom

3.08m x 2.82m (0.91m.2.44mm x 0.61m.24.99mm)

Bedroom

2.46m x 2.70 (0.61m.14.02mm x 0.61m.21.34m)

Shower Room

Outside

Front Garden

Drive

Rear Garden

Internal Attached Hallway

Garage

Utility Room



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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		
(81-91) B		82
(69-80) C	67	
(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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