



**** MODERN *** SET BACK ** ** CLOSE TO ALL AMMENITIES ****
**** FIRST TIME BUYER OR INVESTOR ****

Take a look at this spacious two double bedroom mid terraced house. Located close to local amenities and is perfect for the first time buyer or investor. Viewing is highly recommended to appreciate the square footage and outside space.

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

Moule Close, Newton Aycliffe, DL5 5HJ
2 Bed - House - Mid Link Terrace
Offers In The Region Of £100,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Moule Close, Newton Aycliffe, DL5 5HJ



Entrance Porch

Lounge

14'11" x 9'10" (4.57m x 3m)

Kitchen

14'8" x 14'10" (4.49m x 4.54m)

First Floor Landing

Bedroom

14'8" x 9'8" (4.49m x 2.97m)

Bedroom

11'11" x 8'11" (3.65m x 2.74m)

Bathroom/w.c.

Front External

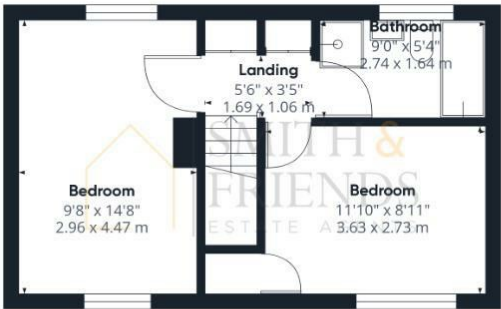
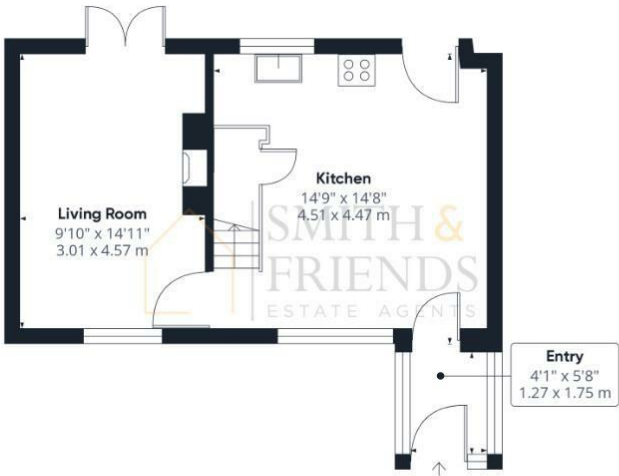
Rear Garden



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Approximate total area⁽¹⁾
711.83 ft²
66.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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