



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

This beautifully presented two-bedroom, semi-detached bungalow in Woodham offers stylish and comfortable living in a sought-after village location near Darlington. The property boasts a spacious lounge, a fitted kitchen with integrated fridge, and a bright conservatory, providing an inviting space to relax and entertain. Both bedrooms are well-proportioned, with ample natural light. The main bedroom comes with fully fitted wardrobes. The bathroom is contemporary and well-maintained. Pull down ladder to boarded loft with electricity and shelving space making it ideal for storage.

Externally, the enclosed rear garden is designed for low maintenance, featuring a mix of patio, ideal for outdoor dining. Ample parking for 2 vehicles is available to the front ensuring convenience for residents and visitors. The bungalow is situated in a peaceful residential area, close to local amenities, transport links, and green spaces, making it perfect for downsizers. With its attractive interior and well-kept outdoor spaces, this home is a fantastic opportunity for those seeking a move-in-ready property in a friendly community.

Pemberton Road, Woodham, Newton Aycliffe, DL5 4RY

2 Bedroom - Bungalow - Semi Detached

Starting Bid £145,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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Entrance Hall

Bedroom 1

12'0" x 8'10" (3.66m x 2.71m)

Bedroom 2

9'6" x 7'1" (2.92m x 2.17m)

Kitchen

Bathroom

6'5" x 6'5" (1.98m x 1.98m)

Lounge

16'3" x 11'4" (4.96m x 3.47)

Conservatory

13'6" x 16'2" (4.12m x 4.94m)



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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. We 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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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