



****TWO RECEPTION ROOMS** **EXTENDED TO THE REAR & SIDE** **UTILITY** **SPACE FOR STUDY/BOOTROOM**
****GENEROUS MASTER BEDROOM** **EN-SUITE** **CLOSE TO LOCAL AMENITIES**PRICED FOR FAST SALE******

We are delighted to offer for sale this extended three bed semi detached home. Situated in Aycliffe, the property benefits from gas central heating and UPVC double glazing with the extension creating space for a large dining room, generous sized kitchen, utility room and a further space which could be utilised as an office or boot room.

The property lies close to local amenities, including shops, schools and Aycliffe town centre. Good transport links to the A167, A1(M) and train station are all within easy reach.

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

Please Note: Council tax Band C. Freehold basis. EPC Rating TBC
Please contact Smith & Friends, Darlington for a viewing

Lisle Road, Newton Aycliffe, DL5 7QX

3 Bed - House

O.I.R.O £140,000

EPC Rating:

Council Tax Band:

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Lisle Road, Newton Aycliffe, DL5 7QX



ENTRANCE HALL

Storage cupboard, stairs to first floor and door to lounge.

LOUNGE

12'6" x 13'10" (3.82 x 4.22)

UPVC double glazed window, radiator, laminate flooring and under stair cupboard.

DINING ROOM

19'7" x 8'11" (5.98 x 2.72)

UPVC double glazed window, velux, radiator.

KITCHEN

8'6" x 19'7" (2.60 x 5.97)

Dual aspect with UPVC double glazed window and French doors accessing the rear garden and velux. A range of wall and base units, contrasting worktops and integrated appliances including dual electric ovens, gas hob and microwave. Additionally there is space for a dishwasher.

UTILITY

4'3" x 6'9" (1.30 x 2.07)

Having space for a fridge freezer, washing machine and tumble dryer. Wall mounted combination boiler.

LANDING

With loft access.

BEDROOM 1

17'7" x 11'2" (5.38 x 3.42)

Generously sized master bedroom with dual UPVC double glazed windows, radiator and door to En-suite.

EN-SUITE

7'6" x 3'9" (2.31 x 1.16)

Shower cubicle, basin with vanity unit, low level W.C. and heated towel rail.

BEDROOM 2

8'10" x 12'11" (2.70 x 3.95)

UPVC double glazed window, radiator and fitted wardrobes.

BEDROOM 3

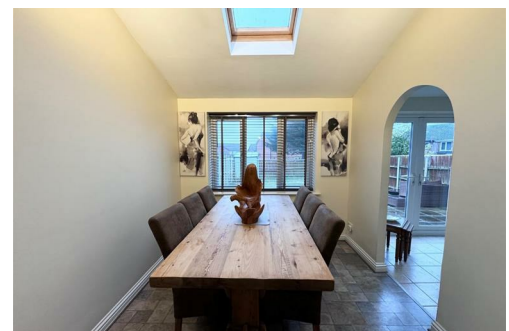
6'7" x 7'11" (2.02 x 2.43)

UPVC double glazed window and radiator.

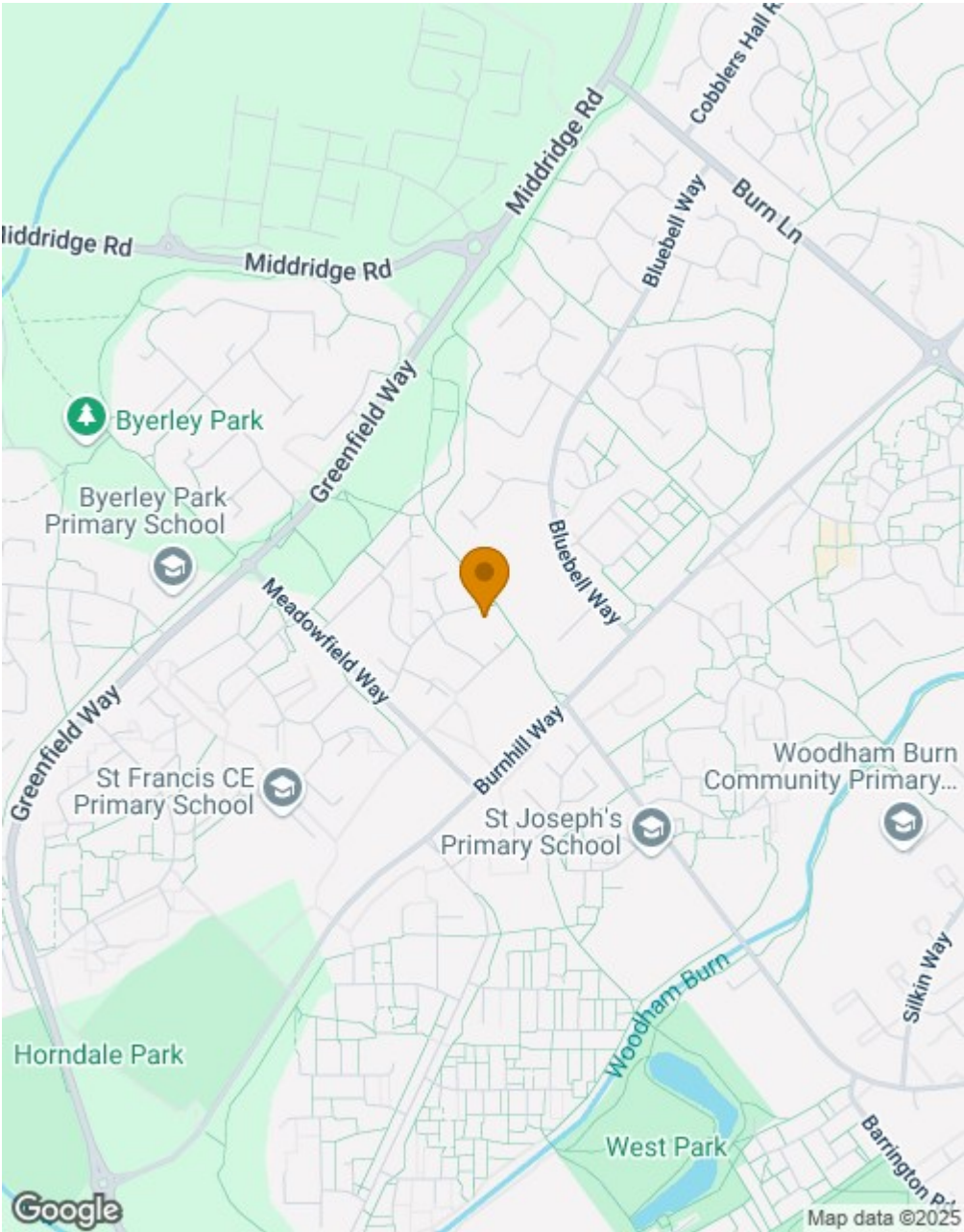
BATHROOM

6'11" x 7'0" (2.11 x 2.15)

UPVC double glazed window, bath with overhead shower, wash hand basin and low level W.C.



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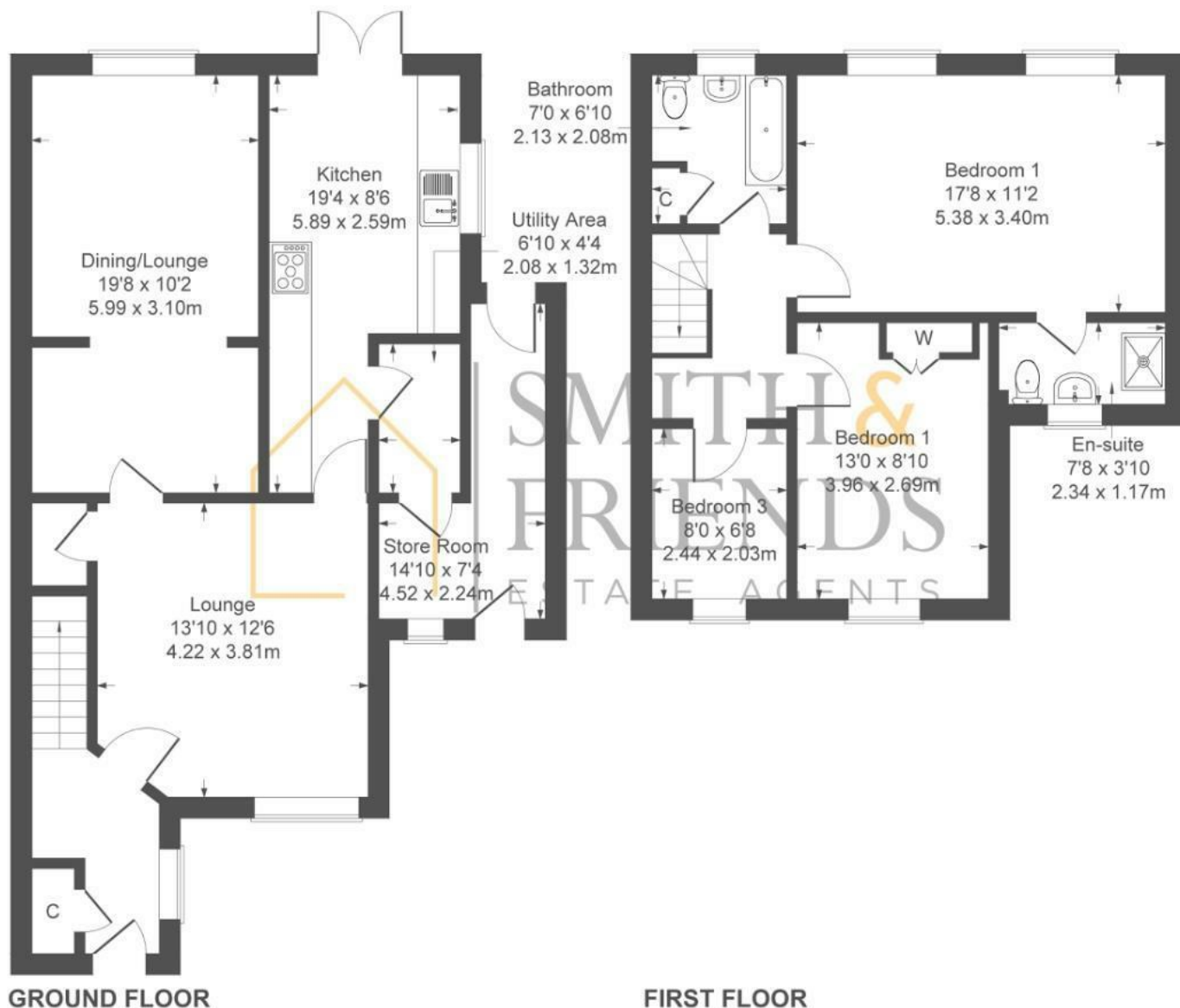


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lisle Road

Approximate Gross Internal Area
1273 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025
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.

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

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

