



**** PICTURESQUE VILLAGE LOCATION ** ** LARGE DOUBLE STOREY EXTENSION **
** TWO DRIVEWAYS and GARAGE ** ** THREE DOUBLE BEDROOMS ** ** IDEAL FAMILY HOME ****

Nicely positioned in Aycliffe Village, a highly sought after rural location which lies between Newton Aycliffe & Darlington and only a short drive to the A1(M) linking the North and South. This larger than average three bedroom semi detached home commands a generous plot with a re-surfaced driveway giving a nice first impression and sizeable rear garden with huge potential along with a further separate driveway and garage to the side/rear.

In our opinion it will suit the needs of a variety of buyers having been extended with three double bedrooms. There is a good size kitchen, ground floor w.c., uPVC double glazing and gas central heating via a combi boiler (no radiators to the through lounge diner). The home is in need of some updating, which has been reflected within the asking price with viewings strongly recommending to appreciate the potential.

Please Note: Council tax band B. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Durham Road, Aycliffe Village, DL5 6LJ
3 Bed - House - Semi-Detached
Offers In The Region Of £215,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Durham Road, Aycliffe Village, DL5 6LJ



GROUND FLOOR

Entrance hall, through lounge diner with a further extended reception area, perfect for entertaining family and friends. Fitted kitchen providing a range of units, laminate work surfaces, cooker point, sink unit with mixer tap and cupboard housing the combi boiler. Rear lobby leading to the garden and a ground floor w.c. with wash hand basin and low-level w.c.



FIRST FLOOR

Landing with a window to the side elevation allowing natural light and hatch allowing loft access. Three double bedrooms are perfect for a growing family, the extended master has a dressing area or the option to be split into two bedrooms. The bathroom completes the accommodation with a white suite comprising of a panelled bath, basin, w.c. and linen cupboard.



EXTERNALLY

Re-surfaced driveway with Indian Sandstone which continues through for the patio area to the rear garden. There is ample off-street parking to the front along with a separate driveway to the side/rear for a further two vehicles leading to a garage for secure parking or storage with up and over door, lighting, power and door to garden. From the front there is pedestrian gated access also to the rear garden, which is considered an excellent size with huge potential. Currently split into two sections predominantly laid to lawn and has an outside store and external water tap.



ENTRANCE HALL

LOUNGE

10'11" x 10'10" (3.34m x 3.32m)

DINING AREA

11'1" x 7'8" (3.4m x 2.35m)

RECEPTION AREA

9'8" x 8'8" (2.96m x 2.66m)

KITCHEN

19'5" x 8'0" (5.94m x 2.45m)

REAR LOBBY

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

10'5" x 18'3" narrows 9'6" (3.18m x 5.58m narrows 2.92m)

DRESSING AREA

BEDROOM

15'9" x 10'11" narrows 9'2" (4.82m x 3.33m narrows 2.81m)

BEDROOM

8'10" x 8'9" (2.71m x 2.68m)

BATHROOM/W.C.

FRONT EXTERNAL



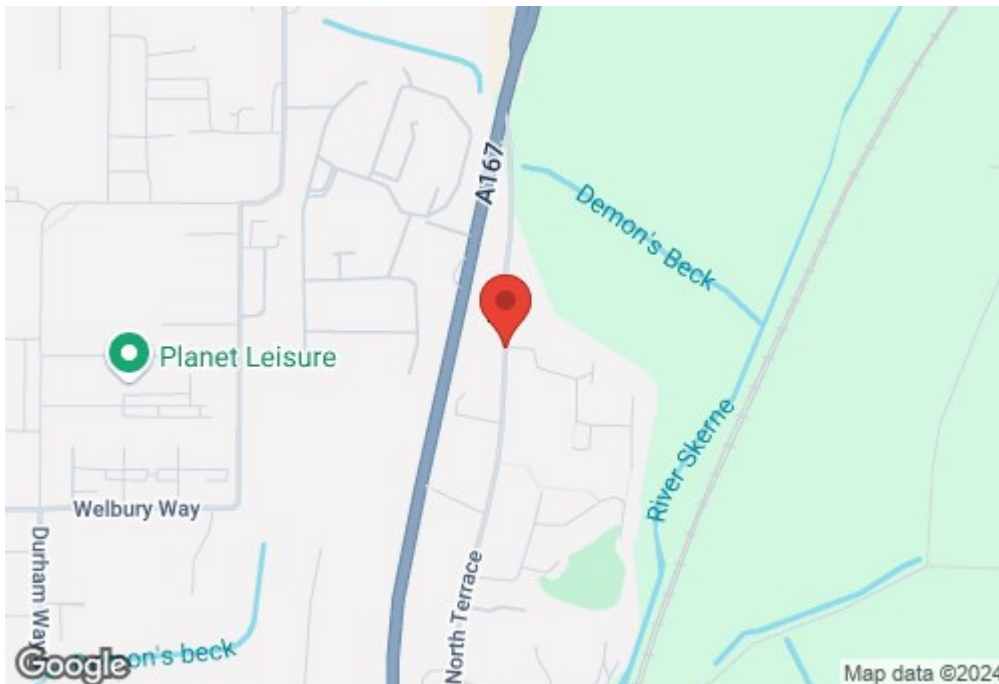
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REAR GARDEN

GARAGE

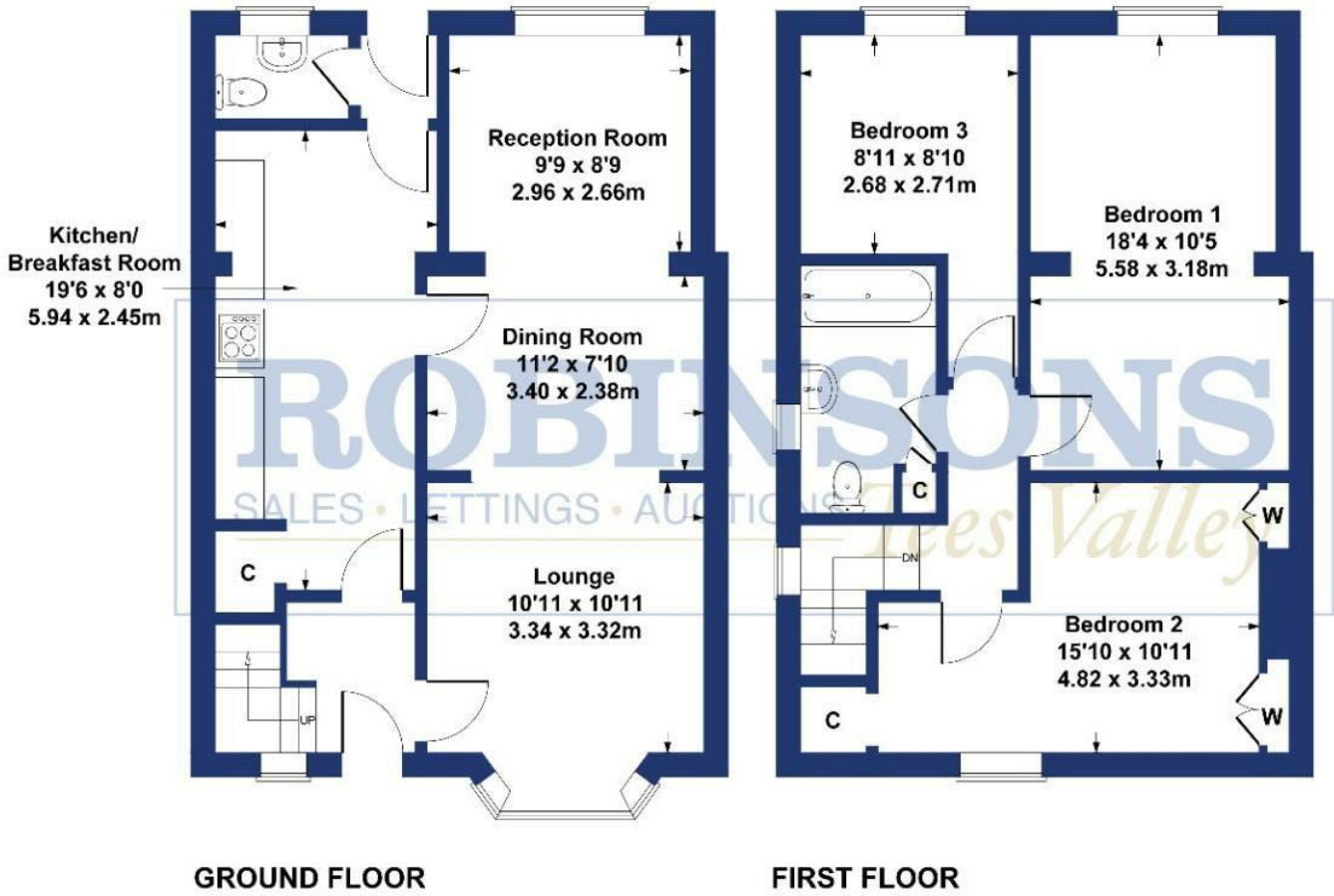
9'3" x 19'1" (2.84m x 5.83m)



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Durham Road, Aycliffe

Approximate Gross Internal Area
1141 sq ft - 106 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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			83
(69-80) C		66	
(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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