



Hamsterley Road, Newton Aycliffe, County Durham, DL5 7QB

£189,950

Desirable cul-de-sac. 3 double bedrooms. Conservatory.
Excellent value detached family home. Approx 1200sqft.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this spacious, 3 double bedroom detached family home. Well positioned on this popular cul-de-sac. Features include: spacious rooms, downstairs WC, tasteful decoration, gas central heating, PVCu double glazing, plentiful parking and a conservatory providing generous extra living space. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, presentation, gardens and value.

PROPERTY SUMMARY

The spacious accommodation includes a through lounge/dining room, breakfast kitchen, conservatory, downstairs WC, three double bedrooms, master en-suite and family bathroom. Externally there is a front block paved driveway, integral single garage and pleasant, westerly facing rear garden.

LOCATION

The property is well situated in a popular and established cul-de-sac location within Newton Aycliffe, within easy reach of open countryside as well as the town centre. There is a wide selection of amenities in the town, including shops, schools, supermarkets, medical facilities, pubs, restaurants and recreational facilities. This area is also well placed for days out into Teesdale, The Yorkshire Dales and the North East's coastline. There are established transport links in the area, and the A1 and A66 are also easily accessible, making this a popular base for commuters.

DIRECTIONS

Sat Nav location: DL5 7QB.

GROUND FLOOR

Front entrance hallway with door to the downstairs cloakroom/WC. Inner hall with stairs to the first floor and door to:

Through Lounge 12' 10" x 10' 7" (3.91m x 3.22m)

A spacious and bright main living space with front window. Open plan into:

Dining Room Area 10' 7" x 9' 4" (3.22m x 2.84m)

Well proportioned formal dining area. Kitchen door and glazed double doors to:

Conservatory 10' 9" x 10' 0" (3.27m x 3.05m)

A modern and good-sized conservatory, enjoying an outlook and double doors onto the garden.

Breakfast Kitchen 11' 7" x 9' 11" (3.53m x 3.02m)

Ample fitted units, with integrated cooker & hob and space for appliances and a breakfast table. Rear door and understairs access with inner door to the garage.



FIRST FLOOR

Central landing.

Bedroom One 12' 11" x 10' 9" (3.93m x 3.27m) max.
Double bedroom with rear window, built in wardrobes and door to:

En-Suite 6' 11" x 5' 3" (2.11m x 1.60m)
Fitted shower suite. Rear window.

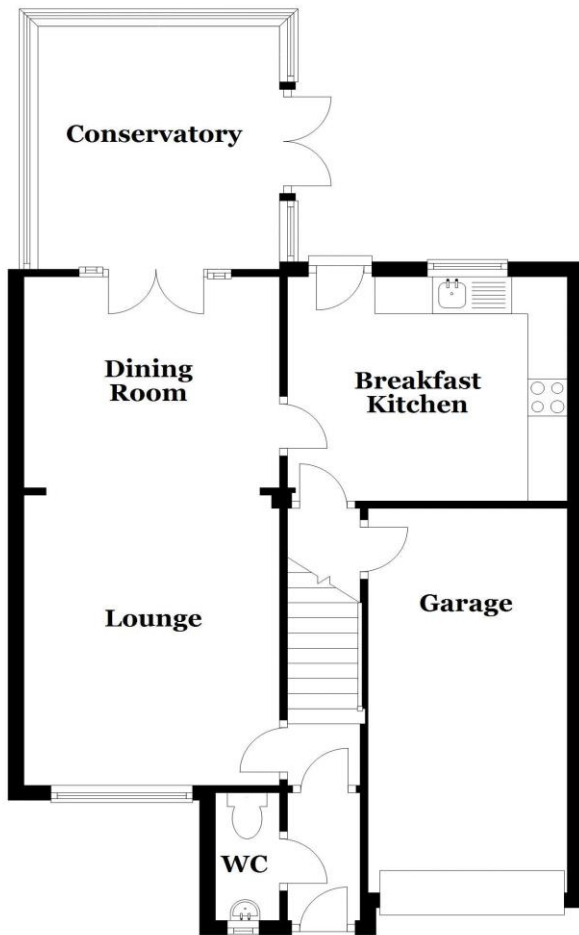
Bedroom Two 12' 4" x 9' 4" (3.76m x 2.84m) max.
Double bedroom with front window.

Bedroom Three 12' 0" x 8' 6" (3.65m x 2.59m) plus wardrobe.
Double bedroom with front window and built in wardrobes over the stairs.

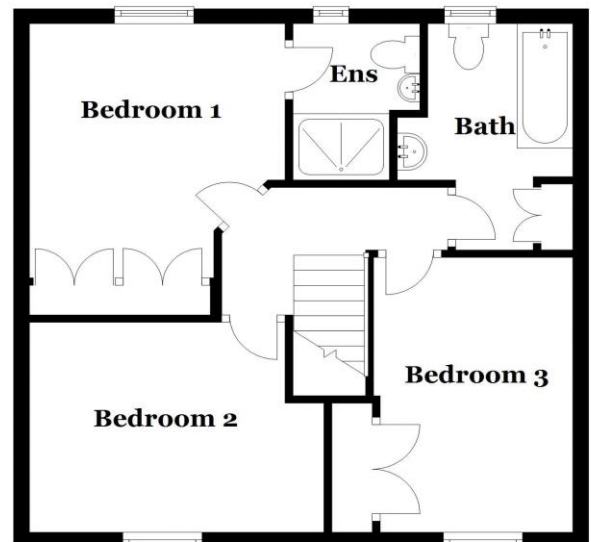
Bathroom 6' 1" x 10' 4" (1.85m x 3.15m) max.
Fitted bath suite. Rear window.



Ground Floor



First Floor





INTEGRAL GARAGE 17' 0" x 8' 3" (5.18m x 2.51m)
Single garage with power and light.

OUTSIDE

To the front is a low maintenance gravelled garden area and block paved driveway. Gated side access. The rear garden is enclosed, and enjoys a favourable westerly aspect, enjoying afternoon and evening sun. Lawn, paved seating areas, planted borders and space for a shed.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

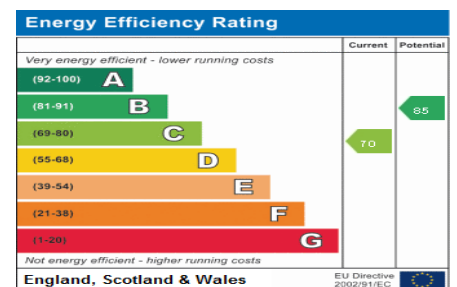
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 26/03/2024



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