



18 Welbury Grove, Newton Aycliffe, DL5 5AY

£136,500

A much sought after three bedroom semi detached house which occupies a corner plot and benefits from gas central heating and is double glazed. A large hallway leads to the lounge with feature fire surround, separate dining area, modern fitted kitchen with built in appliances, downstairs WC, on the first floor are three good bedrooms and a family shower room WC. To the front is a pleasant garden with driveway and garage, to the rear is an enclosed garden area with patio and timber sun lounge, available with no onward chain we would recommend an early viewing.

Ground Floor

Entrance Hall

Has UPVC entrance door and central heating radiator.

Lounge 17'3x 9'11 (5.26mx 3.02m)



Has feature fire surround with gas fire. central heating radiator.

Dining Room 10'6 x 8'4 (3.20m x 2.54m)



with French doors opening on to rear garden and central heating radiator.

Kitchen 8'6 x 10'0 (2.59m x 3.05m)



Has attractive range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, integrated fridge, dishwasher, electric oven and ceramic hob with extractor and central heating radiator.

Rear Porch

Has central heating radiator. and two storage areas.

Downstairs Cloakroom



Has WC and hand wash basin.

First Floor Landing

Has storage cupboard housing combination gas boiler.

Bedroom 1 9'10 x 7'9 (3.00m x 2.36m)



Has central heating radiator.

Bedroom 2 13'2 x 9'11 (4.01m x 3.02m)



Has central heating radiator.

Bedroom 3 10'0 x 10'6 (3.05m x 3.20m)

Has central heating radiator.

Bathroom WC



Has white suite comprising double shower, hand wash basin, WC, tiled walls and central heating radiator.

Exterior



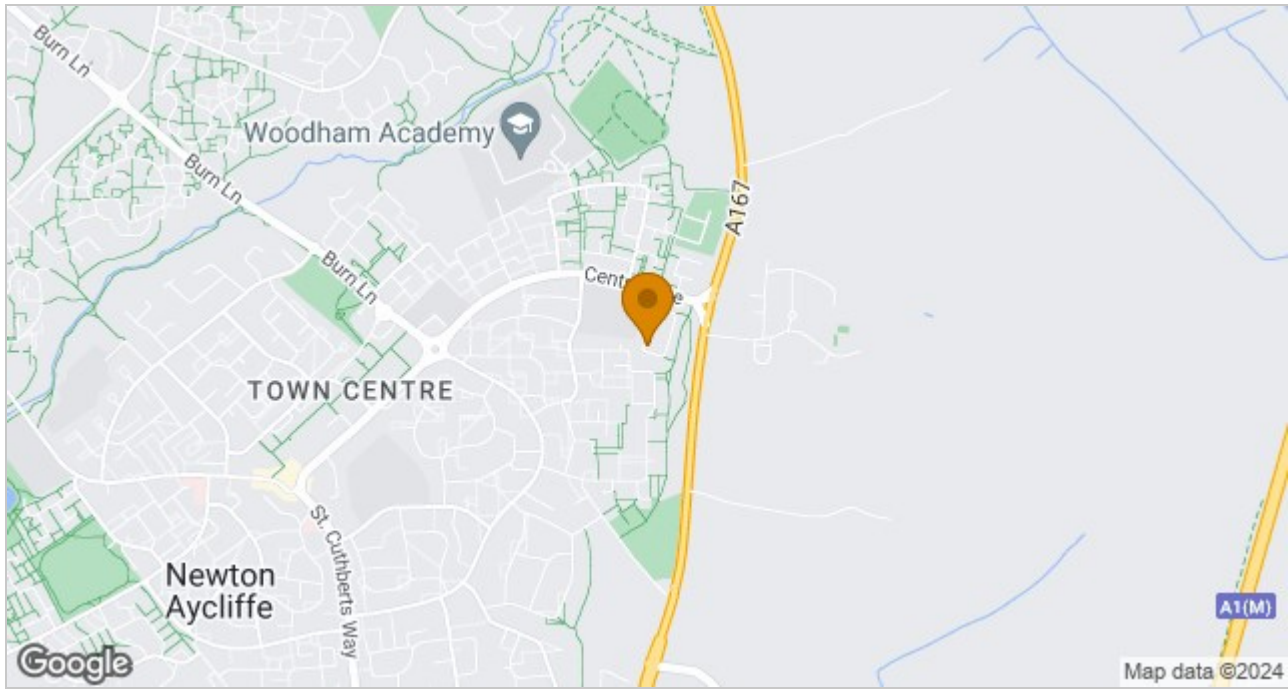
Has garden to the front of the property with driveway leading to single garage fitted with mains power and water supply. Enclosed rear garden with timber built sun lounge, planted area and patio.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT


CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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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