



## Lancelot Close

Newton Aycliffe DL5 7QL

Or Nearest Offer £65,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Lancelot Close

Newton Aycliffe DL5 7QL



- One Bedroom
- Ideal Starter Home

- Newton Aycliffe Location
- Council Tax Band A

- Off Street Parking
- EPC Rating tbc

We offer this unique one bedroom house to the market tucked away within this quiet residential cul-de-sac within easy reach of local amenities in the Cobblers Hall area of Newton Aycliffe including Sainsburys Local, GP Surgery and access to other neighbouring towns such as Darlington, Bishop Auckland and the A1(M) both North and South.

10 Lancelot Close has benefitted from a newly fitted kitchen, bathroom, external door, replaced fascias and guttering and is in ready to move into condition ideal for a first time buyer, those downsizing or investors alike.

Viewing is highly recommended.

## Entrance Hallway

Composite door to front, staircase to first floor.

## Lounge

12'6 x 11'10 (3.81m x 3.61m)

Upvc double glazed windows to the front and rear, built in cupboard which houses a hot water tank, door leading to the Bedroom and an Arch leading to the Kitchen.

## Kitchen

7'10 x 7'2 (2.39m x 2.18m)

Upvc double glazed window, refitted with white wall, base and drawer units, stainless steel sink with mixer tap. Four ring electric hob with fan assisted oven and extractor above. Part tiled walls, hardwood flooring, space for washing machine and space for fridge.

## Bedroom

9'8 x 7'10 (2.95m x 2.39m)

Upvc double glazed window, built in cupboards with overhead storage, access to loft, wall mounted heater.

## Ground Floor Bathroom

Upvc obscure double glazed window, fitted with bath, shower and screen. Wash hand basin, low level w/c, tiled walls and laminate flooring. There is a wall mounted heater and heated towel rail.

## Externally

To the Rear there is an enclosed Garden and two allocated parking spaces.

## Garden

A fenced enclosed garden solely owned by Number 10, laid to lawn with gated access.

## Parking

There are two allocated parking spaces.

## Council Tax

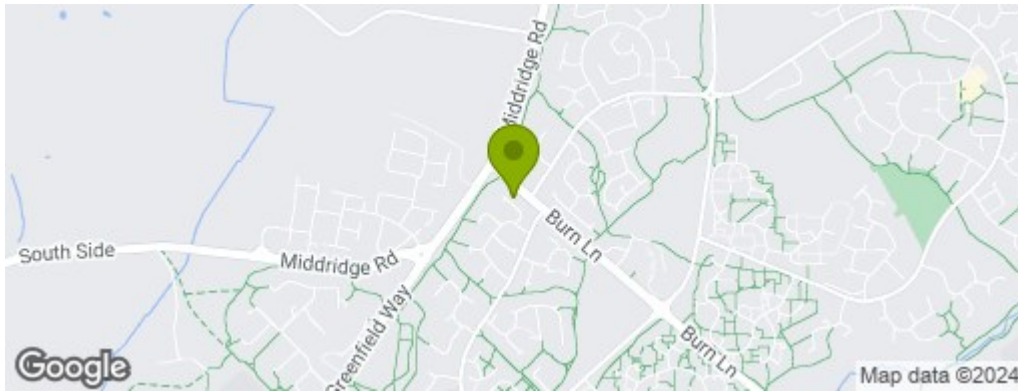
Band A

## Tenure

Flying Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)