



The Pasture

Newton Aycliffe DL5 4BF

£255,000





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- Four Bedroom Detached Property
- Garage

- Newton Aycliffe Location
- Council Tax Band D

- Open Plan Living
- EPC Rating B

LOVELY 4 BEDROOM DETACHED FAMILY HOME - IDEAL FOR GROWING FAMILIES, NOT TO BE MISSED, spacious accommodation, WELL PRESENTED THROUGHOUT, entrance hallway, large modern kitchen / diner family seating area, DOWNSTAIRS WC, open plan living room through to kitchen, office room, good size bedrooms, EN-SUITE TO MASTER BEDROOM and family bathroom.

Large private enclosed rear garden with patio area for entertaining, GARAGE AND AMPLE OFF STREET PARKING, popular location close to numerous local amenities including shops, schools and transport links.

*** Why you will love this family home ***

- Freehold
- Circa 1259 Sqft
- Spacious accommodation
- Open plan living room / kitchen / diner
- Downstairs wc
- En-suite master bedroom
- Good size bedrooms
- Integral garage
- School catchment i.e Woodham
- Transport links via A1 (M)

The town is well-connected by road, with the A1(M) motorway passing just to the east, providing easy access to major cities such as Newcastle upon Tyne,

Durham, and Leeds. Additionally, the A167 and A68 roads run through or near the town, offering further connections to surrounding areas.

VIEWING HIGHLY RECOMMENDED, VIEW EARLY TO AVOID DISAPPOINTMENT. INDEPENDENT MORTGAGE ADVICE AVAILABLE IF REQUIRED, WE LOOK FORWARD TO HEARING FROM YOU.

Entrance Hall

Lounge

16'8 x 9'6 (5.08m x 2.90m)

Kitchen/Dining Room

26'10 x 12'1 (8.18m x 3.68m)

Utility

9'2 x 5'10 (2.79m x 1.78m)

First Floor Landing

Bedroom One

16'4 x 9'10 (4.98m x 3.00m)

En-Suite

Bedroom Two

13'1 x 13'1 (3.99m x 3.99m)

Bedroom Three

12'1 x 9'6 (3.68m x 2.90m)

Bedroom Four

9'2 x 8'10 (2.79m x 2.69m)

Bathroom

Externally

Council Tax

Band D

Tenure

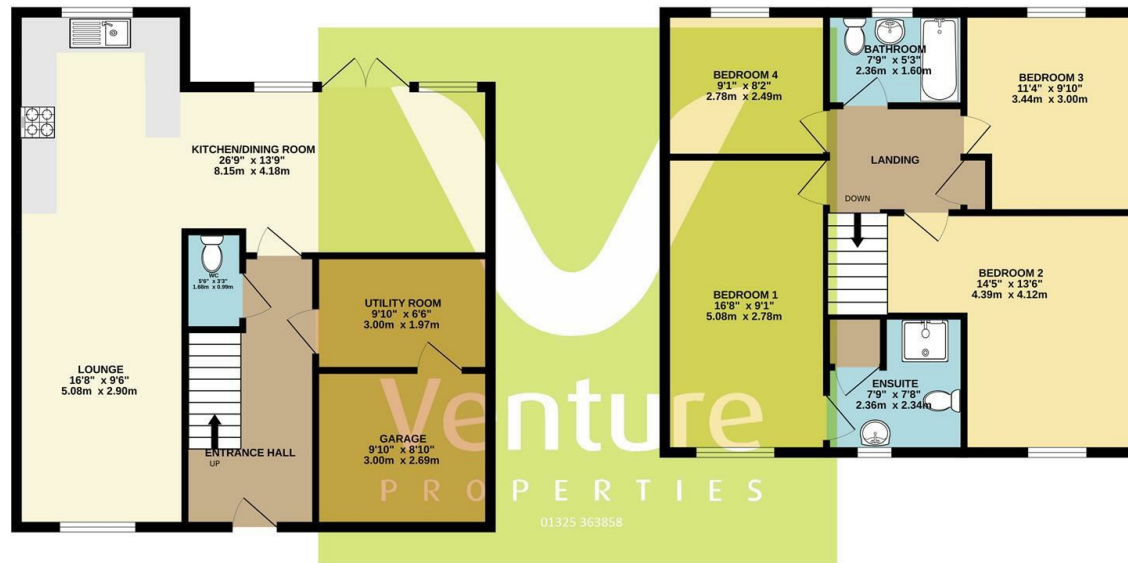
Freehold

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

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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