



Pemberton Road

Newton Aycliffe DL5 4RW

Offers Over £140,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Link-Detached
- Gardens Front & Rear

- Open Plan Kitchen/Breakfast Room
- Council Tax Band B

- Conservatory
- EPC Rating C

This immaculately presented two bedroom link detached property comes to the market and is located in the popular Woodham area of Newton Aycliffe close to schools, shops and other amenities. The property would be an ideal first time buy or investment. The property briefly comprises entrance hall, lounge, kitchen/diner and conservatory. Two bedrooms to the first floor and a family bathroom. There are gardens to the front and rear with ample off street parking and access to the garage.

Viewing highly recommended.

Entrance Hall

Composite door to the front, radiator and staircase to the first floor.

Lounge

13'3 x 10 (4.04m x 3.05m)

Upvc double glazed window to the front and radiator.

Kitchen / Breakfast Room

13'2 x 9'2 (4.01m x 2.79m)

Upvc double glazed window to the rear, wall base and draw units with contrasting work surfaces, electric hob, oven, stainless steel sink unit, integrated fridge freezer, understairs storage cupboard, radiator and French doors to the rear.

Conservatory

11'9 x 11'3 (3.58m x 3.43m)

Upvc double glazing, radiator and French doors to the rear.

First Floor

Landing, upvc double glazed window to the side and access to the loft area.

Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

Upvc double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

9'5 x 6'8 (2.87m x 2.03m)

Upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level w/c, wash hand basin and towel radiator.

Externally

To the front of the property is a garden that is mainly laid to lawn with off street parking and access to the garage.

To the rear the garden is low maintenance that is mainly laid to pebbles.

Council Tax

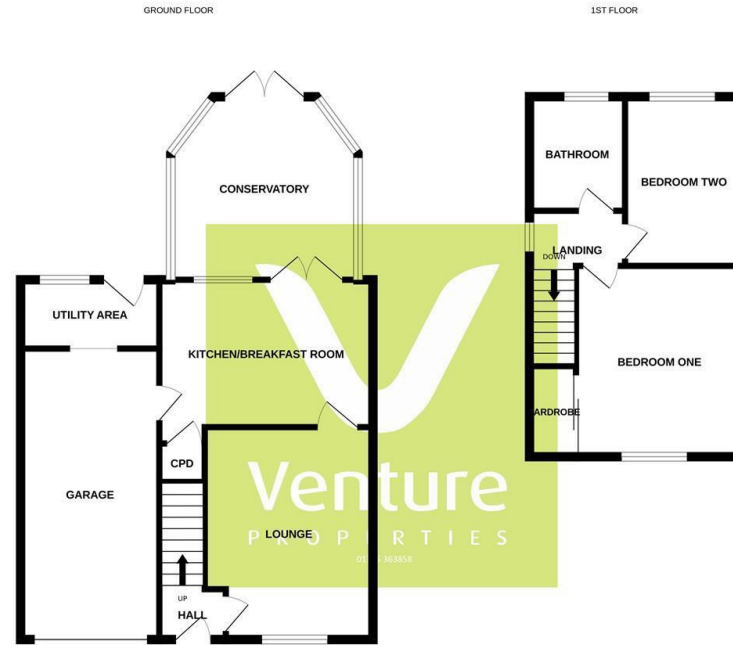
Band B

Tenure

Freehold

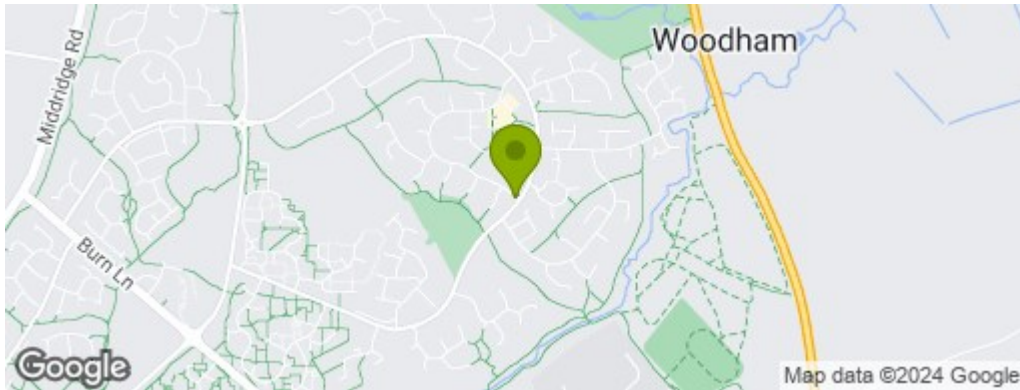
Note

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3 PEMBERTON ROAD

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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