



VENTURE
PLATINUM

Northside | Newton Aycliffe
Offers In The Region Of £225,000



Welcome to this charming and immaculately presented cottage located in the sought-after Middridge Village close to both Newton Aycliffe, Bishop Auckland and surrounding villages and towns.. This delightful property boasts two reception rooms, three double bedrooms, and a well-appointed bathroom, making it the perfect home for a family or those looking for a peaceful retreat.

As you step inside, you'll be greeted by the warm and inviting atmosphere of this well planned cottage. The two reception rooms offer good space for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen complete with appliances leads out onto the rear terraced garden.

The three bedrooms provide comfortable accommodation for the whole family. The bathroom is well-maintained, ensuring your daily routines are both convenient and enjoyable.

Outside, the property features gardens to the rear, where you can enjoy the beauty of nature and perhaps indulge in some gardening if you have a green thumb. The absence of an onward chain makes this cottage an even more attractive option for those looking to make a swift and hassle-free move.

Don't miss out on the opportunity to make this your new home. With its desirable location, cosy living spaces, and lovely gardens, this property offers a wonderful blend of comfort and tranquillity.

Entrance Porch

With Composite door to front.

Lounge 4.52m x 4.17m (14'10 x 13'08)

Upvc double glazed window to front, feature remote control inset fire, radiator and laminate flooring.

Dining Room 4.17m x 2.97m (13'08 x 9'09)

Upvc double glazed window to side, built in shelves and radiator.

Kitchen 2.79m x 5.38m (9'02 x 17'08)

Upvc double glazed window to rear, window and door to side. Fitted with cream wall, base and drawer units with granite work surfaces with matching splashbacks. There is a one and a half stainless steel sink with mixer tap. Gas hob with integrated double oven and microwave, integrated washing machine, dish washer fridge and freezer. Concealed Boiler and laminate flooring.

Stairs to First Floor

With upvc double glazed window to side and led lighting. There is a double storage cupboard to landing.

Bedroom One 3.78m x 4.27m (12'05 x 14'00)

Two upvc double glazed windows to front and radiator.

Bedroom Two 2.82m x 2.44m (9'03 x 8'00)

Upvc double glazed windows to rear and radiator.

Bathroom

Upvc double glazed window to side, fitted with panelled bath with shower over, mixer tap and screen. Low level w/c, wash hand basin and pvc wall panelling and radiator.

Staircase to Second Floor

Bedroom Three 4.29m x 3.86m (14'01 x 12'08)

Dormer window to rear and Velux to front. With storage into eaves, spotlights to ceiling and two radiators.





Externally

To the rear there is a split level garden with block paving leading to two raised decking areas, perfect for seating. With gated access to rear, outside tap and two sheds.







Property Information

Local Authority

Durham

Council Tax

Band:

C

Annual Price:

£2,161

Conservation Area

Middridge

Flood Risk

No Risk

Floor Area

957 ft 2 / 89 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

62 Mbps

Satellite / Fibre TV Availability

BT

Sky

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





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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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