

# Cypress Grove Newton Aycliffe DL5 6GP

£135,000











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## **Cypress Grove**

## Newton Aycliffe DL5 6GP

- Three Bedroom End Link Property
- Enc Rating C.
- No Chain

Nestled in the desirable Chestnuts Development of School Aycliffe, this charming three-bedroom end-link house presents an excellent opportunity for both first-time buyers and families alike. The property is offered to the market with no onward chain, ensuring a smooth and efficient purchasing process.

Upon entering, you will find a well-proportioned living space that is both inviting and functional, perfect for modern living. The three bedrooms provide ample accommodation, making it an ideal home for those seeking comfort and space.

The property boasts a convenient parking bay, allowing for easy access and peace of mind. Additionally, the rear garden offers a private outdoor space, perfect for relaxation or entertaining guests during the warmer months.

With its prime location in School Aycliffe, residents will benefit from a friendly community atmosphere and easy access to local amenities, schools, and transport links. This home is not just a property; it is a place where memories can be made.

Do not miss the chance to view this delightful home in a sought-after area. It is a perfect blend of comfort, convenience, and community living.

#### **Entrance Hall**

With WC/Cloak room.

### Lounge (Reception)

10'7 x 13'11 (3.23m x 4.24m)

Large living space with double glazed Fench doors leading out into the garden. Wood effect flooring and neutrally decorated. TV and phone point.

- Double Glazed & Central Heated
- Garden To Rear
- · Parking Bay To Front

Council Tax Band C

- Downstairs W.C.
- Modern Design

#### Kitchen

15'2 x 7'3 (4.62m x 2.21m)

Modern range of wall and floor units with integrated kitchen including oven, hob and extractor, dish washer, fidge/freezer and washing machine.

### **Bedroom One**

Large double bedroom, neutrally decorated with large built in wardrobe and double glazed windows overlooking front parking.

#### **Bedroom Two**

9'5 x 7'3 (2.87m x 2.21m)

Good sized bedroom with built in cupboard, overlooking rear

#### **Bedroom Three**

6'5 x 7'8 (1.96m x 2.34m)

Single bedroom with double glazed window overlooking rear

#### Bathroom

5'6 x 6'7 (1.68m x 2.01m)

Modern tiled bathroom, with three piece suite including W/C, hand basin with shower over the bath.

#### Garden

Enclosed rear garden.

#### Tenure

Freehold

### **Property Details**

Local Authority: Darlington Council Tax Band: C Annual Price: £2.108

Conservation Area: No Flood Risk: Very low Floor Area: 807 ft 2 / 75 m 2

Plot size: 0.04 acres Mobile coverage

Vodafone

Three 02

Broadband

Basic

9 Mbps

Superfast

60 Mbps

Satellite / Fibre TV Availability

Sky

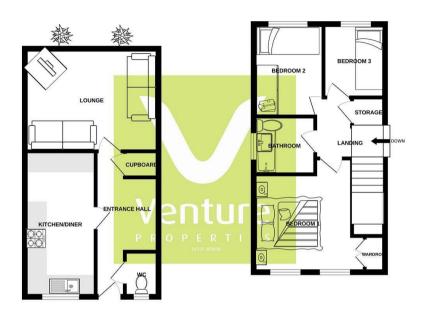
#### Note

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× 3 × 1 × 1



GROUND FLOOR 1ST FLOOR



Whits every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors, indeeds, comman and my esponsibility to taken for any error, onesson or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and applications shown have not been lested and no guarantee as to their operability or efficiency can be given.



## **Property Information**