



**Bowes Road**

Newton Aycliffe DL5 5LP

**£85,000**







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.





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.





# Bowes Road

## Newton Aycliffe DL5 5LP



- Two Bedroom Property
- No Onward Chain
- Close to Newton Aycliffe Town Centre
- Council Tax Band A
- Gardens to front and Rear
- Epc Rating D

Situated on Bowes Road in the popular town of Newton Aycliffe, this mature two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, alongside two comfortable bedrooms that offer a peaceful retreat.

Conveniently located near Newton Aycliffe Town Centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. The property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

The exterior features a forecourt that adds to the property's curb appeal, while the enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings. This charming home combines practicality with comfort, making it a wonderful choice for those looking to establish themselves in this vibrant community.

Don't miss the chance to make this lovely property your own, the current owner will return £2,000 to the buyer if the property should be sold for the asking price.

### Entrance Hall

Upvc door to front, radiator and laminate flooring.

### Lounge

13'10 x 11'11 (4.22m x 3.63m)

Upvc double glazed window to front, fireplace and laminate flooring.

### Kitchen

15'10 x 5'10 (4.83m x 1.78m)

Upvc double glazed window to rear, pantry, radiator and door to side.

### First Floor Landing

### Bedroom One

11'11 x 9'00 (3.63m x 2.74m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'00 x 11'11 (3.35m x 3.63m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and wash hand basin.

### Separate W.C

Upvc double glazed obscure window to rear, separate w.c

### Externally

### Tenure

Freehold

### Property Details

Local Authority

Durham

Council Tax

Band:

A

Annual Price:

£1,701

Conservation Area

No

Flood Risk

Very low

Floor Area

678 ft 2 / 63 m 2

Plot size

0.03 acres

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

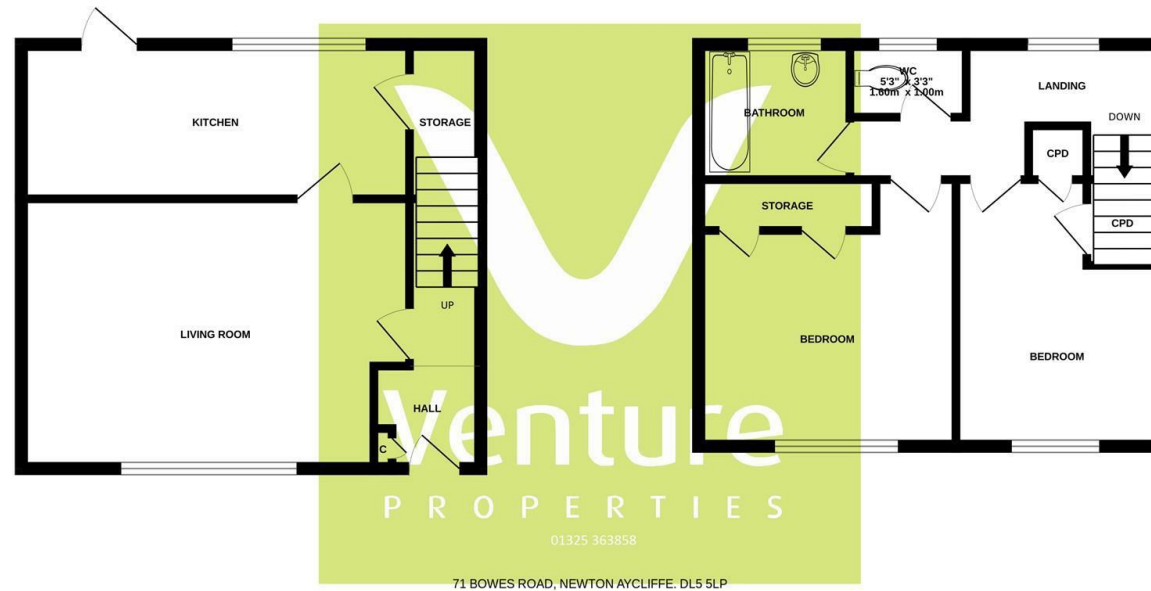
Virgin

### Note

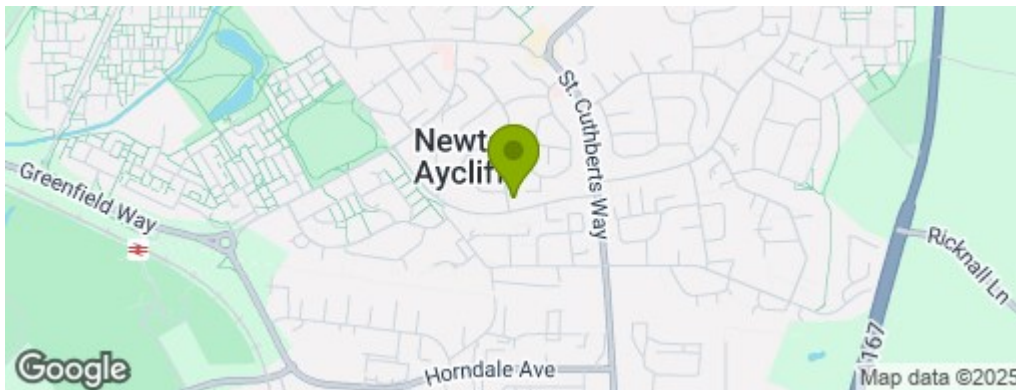
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

1ST FLOOR



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.  
Made with Metropix ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com