



The Green

Newton Aycliffe DL5 6LX

Offers Over £175,000





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.



The Green

Newton Aycliffe DL5 6LX



- Two Bedroom Dormer Bungalow
- Rear Garage
- Lots of Potential

This delightful dormer bungalow located on the village green in Aycliffe Village, stands in a prime spot within this friendly community. Although the interior is somewhat dated from todays modern standards, this bungalow has heaps of potential to create a perfect family home once updated to your own taste. A perfect renovation project.

One of the standout features of this property is the lovely garden to the rear, offering a tranquil outdoor space to unwind or enjoy gardening. Additionally, the garage provides secure parking or storage space adding to the convenience of this charming home.

Situated in a village setting, residents will appreciate the close proximity to local amenities and schools, making daily errands and leisure activities easily accessible. The surrounding area is known for its friendly community atmosphere, perfect for those who value a sense of belonging.

In summary, this bungalow on The Green is a wonderful opportunity for anyone looking to embrace village life while enjoying the comforts of a well-designed home. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers.

Entrance Porch

Entrance Hall

Door to side, storage cupboard and radiator. Access to lounge, kitchen and bathroom

Kitchen

910 x 8'3 (3.00m x 2.51m)

Upvc double glazed window to front, wall, base and drawer units, electric hob and oven in place but will need replacing, stainless steel sink with mixer tap, space for a fridge freezer and washing machine, radiator.

Bathroom

Upvc double glazed window to side, bath with shower over, w.c and wash hand basin.

- Sought After Aycliffe Village Location
- Council Tax Band B

- Rear Garden and Workshop
- Epc Rating E

Lounge

16'7 x 10'11 (5.05m x 3.33m)
Upvc double glazed window to front, wood burner stove heater and electric storage heater.

Floor Area 0 ft 2 / 0 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

103 Mbps

Satellite / Fibre TV Availability

BT

Sky

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

Dining Room

14' x 11'3 (4.27m x 3.45m)
Staircase to first floor landing, double sliding doors to rear and radiator.

Study/Office

8'10 x 6'8 (2.69m x 2.03m)
Upvc double glazed window to rear and radiator.

First Floor Landing

Bedroom One

20'11 x 9' (6.38m x 2.74m)
Upvc double glazed windows to front and rear, fitted wardrobes, wash hand basin and radiator.

Bedroom Two

20'11 x 6'8 (6.38m x 2.03m)
Upvc double glazed windows to front and rear, fitted wardrobes and radiator.

Externally

To the rear is a split level garden which is mainly laid to lawn with single garage accessed via an up and over door. There is also a large Workshop area.

Tenure

Freehold

Property Details

Local Authority: Durham
Council Tax Band: B
Annual Price: £1,984
Conservation Area Aycliffe Village
Flood Risk Very low



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. The floorplan is for guidance only and must not 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 CS2025



Property Information

01325 363858

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