



## Arrowsmith Square

Newton Aycliffe DL5 5RB

Offers Over £99,000





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# Arrowsmith Square

Newton Aycliffe DL5 5RB



- Three Bedroom Property
- Easy Access to Dog Walking Areas
- Ready to Move Into

- Newton Aycliffe Location
- Council Tax Band A
- Excellent Transport and Travel Links

- Close to Local Amenities & Town Centre
- Epc Rating D
- Enclosed Rear Garden

Located on Arrowsmith Square, Newton Aycliffe, this recently updated terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With its deceptively spacious layout, the property boasts a well proportioned reception room, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the large open-plan kitchen and dining area, featuring a newly fitted kitchen that combines modern aesthetics with functionality. This inviting space is perfect for family meals or hosting friends, making it a delightful hub for daily living. There is also a utility/inner lobby perfect for storage.

The property comprises three comfortable bedrooms, ideal for restful nights, and a well-appointed bathroom and separate w.c. Its proximity to Newton Aycliffe Town Centre ensures that you are never far from essential amenities, shops, and local services, enhancing the convenience of daily life.

With no onward chain, this terraced house is ready for you to move in and make it your own. Whether you are looking to invest in a promising property or seeking your first home, this charming residence offers a wonderful blend of space, style, and location. Do not miss the chance to view this delightful home in a thriving community.

## Entrance Hallway

Upvc door to front and staircase to first floor landing.

## Lounge

11'01 x 12'11 (3.38m x 3.94m)

Upvc double glazed bow window to front, fireplace and radiator.

## Kitchen/Diner

22'04 x 8'04 (6.81m x 2.54m)

Two Upvc double glazed windows and door to rear, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a fridge freezer, washing machine and table and chairs. Part tiled walls, tiled floor and radiator.

## Inner Lobby

Radiator.

## First Floor Landing

### Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'02 x 9'06 (3.40m x 2.90m)

Upvc double glazed window to rear, storage cupboard and storage cupboard housing boiler. Radiator.

### Bedroom Three

11'05 x 6'00 (3.48m x 1.83m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

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

## Separate W.C

Upvc double glazed obscure window to rear and w.c

## Externally

To the front there is an enclosed courtyard with gated access.

To the rear there is an enclosed garden mainly laid to paving with shed.

## Tenure

Freehold

## Property Details

Local Authority: Durham

Council Tax Band: A

Annual Price: £1,701

Conservation Area No

Flood Risk Very low

Floor Area 1,001 ft 2 / 93 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

79 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability

BT

Sky

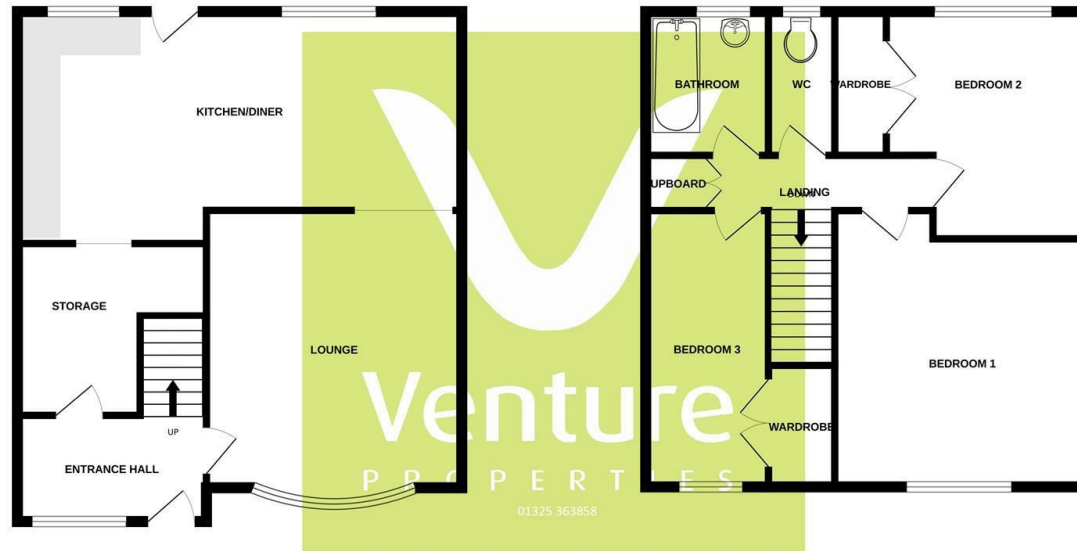
Virgin

## Note

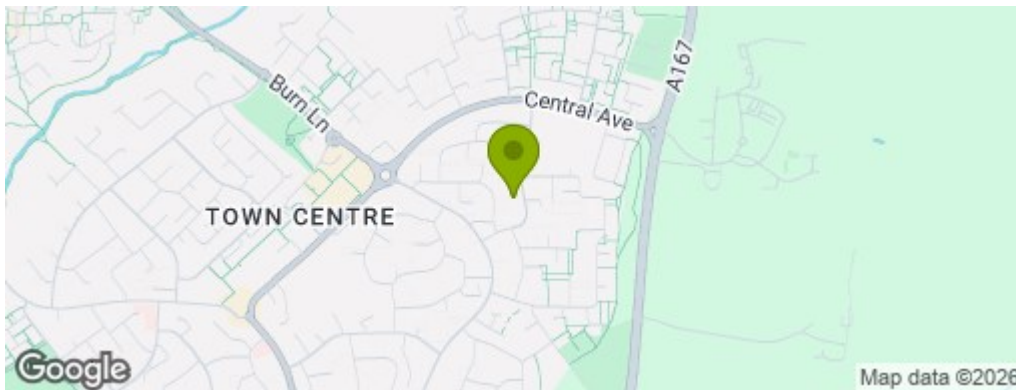
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GROUND FLOOR

1ST FLOOR



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## Property Information

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