Lancelot Close

Newton Aycliffe DL5 7QL

£110,000

Venture
PROPERTIES

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.

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Lancelot Close

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x 2 x 1 x 1

- Two Bedroom End Terrace Property
- Easy Access to Transport Links
- Nearby Schools and Parks
- Off Street Parking
- Town Centre and Supermarkets Closeby
- Council Tax Band B
- Private Enclosed Rear Garden
- Within Walking Distance to Woodland Walks
- EPC Rating C

Welcome to Lancelot Close, Newton Aycliffe, this delightful end-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

One of the standout attributes of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in many urban settings.

The private rear garden provides a tranquil outdoor space, perfect for enjoying sunny days or hosting barbecues with family and friends. Additionally, the location is highly advantageous, being in close proximity to local schools and shops, making daily errands and family life more manageable. There are lots of green open spaces and woodland walks just a stones throw away.

This end-terrace house is not just a property; it is a home that offers comfort, convenience, and a sense of community. Whether you are looking to take your first step onto the property ladder or seeking a peaceful retreat in a friendly neighbourhood, this home is certainly worth considering.

Entrance Hall
Door to front and staircase to first floor landing.

Lounge
14'2 x 11'9 (4.32m x 3.58m)
Sliding doors to rear, coving to ceiling, electric fire in surround and radiator.

Kitchen
9'9 x 7'5 (2.97m x 2.26m)
Upvc double glazed window to front, fitted wall, base and drawer units, four ring gas hob and oven with extractor over. Stainless steel sink, integrated fridge freezer and space for a washing machine.

First Floor Landing

Bedroom One
Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

Bedroom Two
9'9 x 9 (2.97m x 2.74m)
Upvc double glazed window to front, fitted wardrobes, storage cupboard and radiator.

Bathroom
Upvc double glazed obscure window to side, bath with shower over. Wash hand basin and w.c with radiator.

Externally
To the front there is off street parking and gated access to the rear.
To the rear is a generous, enclosed garden which is not overlooked from the rear and has a storage shed.

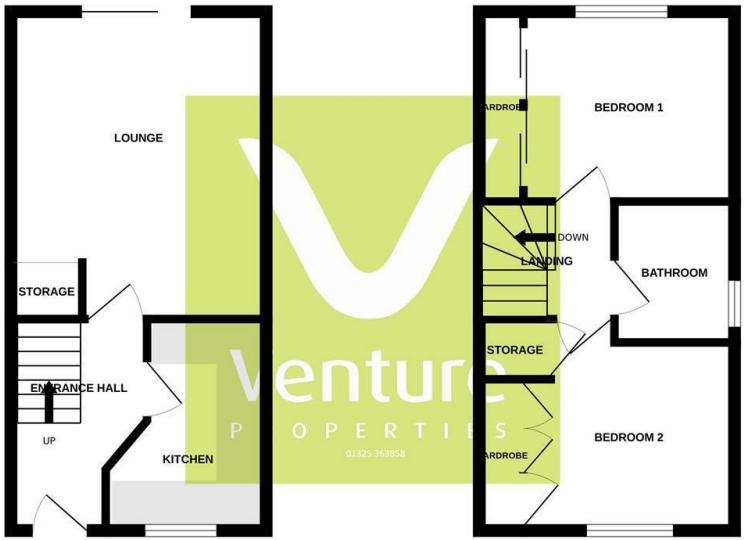
Tenure
Freehold

Property Information
Local Authority: Durham
Council Tax Band: B
Annual Price: £
Conservation Area No
Flood Risk Very low
Floor Area 581 ft 2 / 54 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
6 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.
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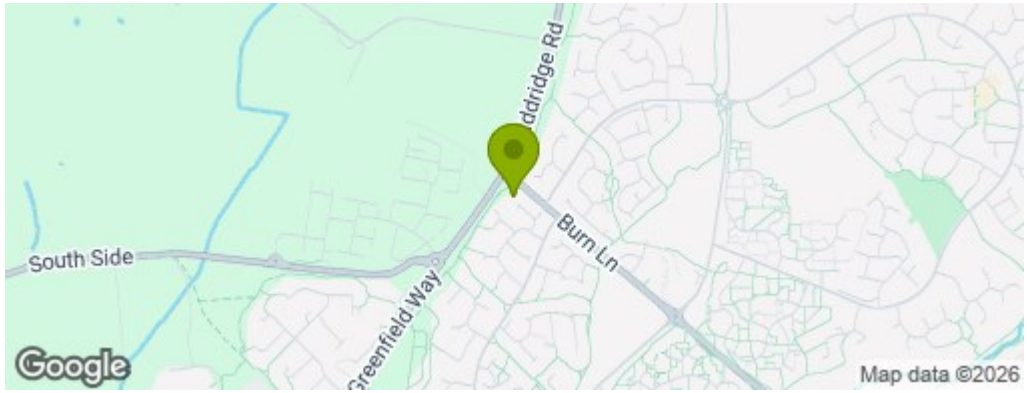

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