



**Arrowsmith Square, DL5 5RB**  
**3 Bed - House**  
**£65,000**

**ROBINSONS**  
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**NO ONWARD CHAIN**

Situated in Arrowsmith Square, Newton Aycliffe, this house presents an excellent investment opportunity for discerning buyers. This property is ready for immediate consideration, making it an attractive option for investors looking to expand their portfolio.

The house boasts two spacious reception rooms. These versatile areas can be tailored to suit your lifestyle. The property features three well-proportioned bedrooms, ensuring space and accommodation for tenants or future occupants.

Newton Aycliffe is known for its community spirit and convenient amenities, making it an attractive area for potential tenants. With its proximity to local shops, schools, and transport links, this property is well-positioned to attract a steady stream of renters.

Although requiring full refurbishing, this house is a promising investment opportunity, offering both potential for rental income and the chance to enhance its value over time. Do not miss the chance to acquire this property in a thriving area.

**GROUND FLOOR****Entrance Hall****Lounge**

9'10" x 32'6" x 9'10" x 118'1" (3'98 x 3'36)

**Diner**

9'10" x 111'6" x 6'6" x 298'6" (3'34 x 2'91)

**Kitchen**

9'10" x 137'9" x 6'6" x 187'0" (3'42 x 2'57)

**Landing****W/C****Bedroom 1**

13'1" x 3'3" x 9'10" x 118'1" (4'01 x 3'36)

**Bedroom 2**

13'1" x 32'9" x 6'6" x 301'10" (4'10 x 2'92)

**Bedroom 3**

9'10" x 150'11" x 3'3" x 278'10" (3'46 x 1'85)

**Bathroom****EXTERNAL****AGENT NOTES**

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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