



Arncliffe Place

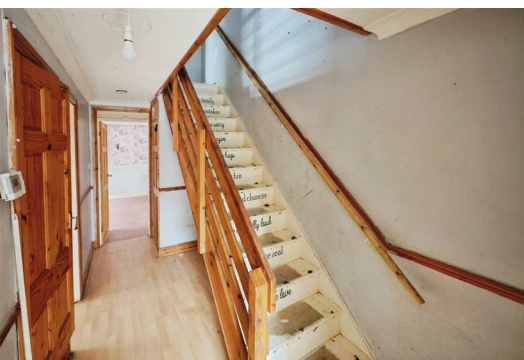
Newton Aycliffe, DL5 7EE

£70,000



Deceptively spacious four bedroomed semi-detached family home located on Arncliffe Place, Newton Aycliffe. Offered to the market for sale with no onward chain, this property presents an ideal opportunity for first time buyers, growing families and investors alike. Situated close to local amenities which include a range of retail shops, recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief, the property comprises; an entrance hall leading into the kitchen/diner, living room and cloakroom to the ground floor. The first floor consists of the master bedroom, three further bedrooms and family bathroom. Externally, there is an enclosed garden to the side with patio space and storage shed along with well established bushes and shrubbery. On street parking is available nearby



Living Room 16'0" x 12'7" (4.88m x 3.84m)
The generously sized living room spans the full width of the property offering plenty of space for furniture and benefits from large windows allowing lots of natural light and patio door leading into the garden.

Kitchen/Diner 17'4" x 9'4" (5.3m x 2.87m)
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers while space is available for free standing appliances. The open-plan dining area offers additional space for a table and chairs with patio door leading into the garden.

Cloakroom 5'8" x 2'7" (1.75m x 0.85m)
Ground floor cloakroom fitted with a wash hand basin and WC.

Master Bedroom 13'5" x 8'9" (4.1m x 2.67m)
The spacious master bedroom offers plenty of room for a king-sized bed and further furniture with window to the rear elevation.

Bedroom Two 12'9" x 7'8" (3.9m x 2.34m)
Bedroom two is another large double room with window to the front elevation.

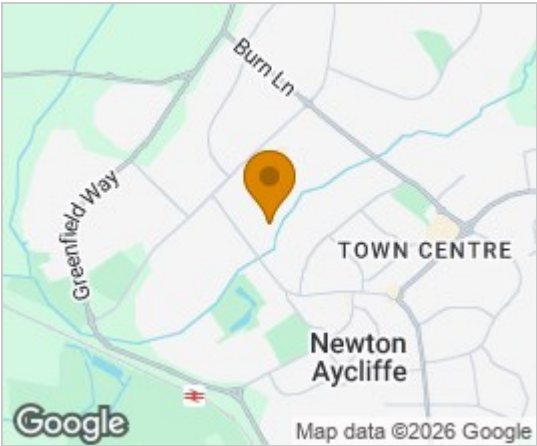
Bedroom Three 9'8" x 6'6" (2.96m x 2.0m)
The third bedroom is another large double room with window to the side elevation.

Bedroom Four 9'7" x 6'6" (2.94m x 2.0m)
Bedroom four is a large single room with window to the rear elevation.

Bathroom 6'6" x 6'6" (2.0m x 2.0m)
The bathroom is fitted with a panelled bath, heated towel rail, WC and wash hand basin.

External
Externally, there is an enclosed garden to the side with patio space and storage shed along with well established bushes and shrubbery. On street parking is available nearby

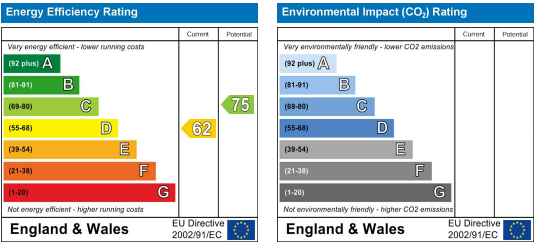
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.