



**307 Booth Walk**  
Newton Aycliffe  
County Durham  
DL5 7NT

**£70,000**  
**Freehold**

Mid Terraced House  
Two Bedrooms  
Gas Central Heating & Double Glazing  
Yard to Rear  
Close to Local Amenities and Transport  
Links  
Viewing Recommended





Safe and Secure welcome to the market this Two Bedroom Mid-Terraced House, situated on Booth Walk, Newton Aycliffe.

The property is conveniently situated within direct reach of all local amenities including within in reach of the A1(M).

Briefly comprising of: an entrance hall, kitchen, lounge, two spacious bedrooms, family bathroom separate WC and garden to rear. The property also benefits from gas central heating and double glazing.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE HALL**

Double glazed entrance door and staircase to first floor.

#### **LOUNGE**

10' 5" x 15' 8" (3.2m x 4.8m) Double glazed window to rear, double glazed French doors to rear, radiator, telephone and television point.

#### **KITCHEN**

9' 10" x 16' 4" (3.0m x 5.0m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor hood over, space for washing machine, radiator, double glazed window to front and double glazed door to rear.

#### **FIRST FLOOR LANDING**

Access to loft space.



### **MASTER BEDROOM**

9' 10" x 12' 1" (3.0m x 3.7m) Double glazed window to rear and radiator.

### **BEDROOM 2**

15' 1" x 8' 2" (4.6m x 2.5m) Double glazed window to front and radiator.

### **BATHROOM**

White two piece suite comprising of panelled bath with shower over, pedestal wash hand basin and double glazed window to rear.

### **SEPERATE WC**

Low level WC.

### **REAR GARDEN**

Mainly paved area and garden shed enclosed by fenced boundaries with gated access.

**Local Authority  
Council Tax Band  
EPC Rating**

C

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.