



Westfields, School Aycliffe
Newton Aycliffe



Offers in Region of £215,000



19 Westfields

School Aycliffe, Newton Aycliffe

We are delighted to offer for sale this three bedroom detached bungalow, situated in a peaceful cul-de-sac within the popular village of School Aycliffe.

Upon entering, you are welcomed into a spacious entrance hallway, leading to a generous lounge, modern kitchen/diner, two bedrooms, and a family bathroom, with stairs rising to the third bedroom on the first floor.

Externally, the property features large lawned gardens to both the front and rear, with a patio area to the rear and a driveway providing access to a garage/workshop.

The bungalow is conveniently located close to a range of local amenities, with easy access to the town centre via regular bus services and excellent road links to and from Darlington.

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Additional Information: The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon



Entrance Hall

14'1" x 12'0" (4.29 m x 3.66 m)

Lounge

13'9 x 14'7 (4.19 m x 4.44 m)

Kitchen

13'9 x 10'0"(4.19 m x 3.05 m)

Bedroom 1

10'6 x 10'9 (3.20 m x 3.28 m)

Bedroom 2

10'6 x 8'7 (3.20 m x 2.62 m)

Bedroom 3 - First Floor

6'8 x 8'9 (2.03 m x 2.67 m)

Family Bathroom

6'8 x 5'4 (2.03 m x 1.63 m)

Utility Room

10'3 x 10'8 (3.12 m x 3.25 m)

Garage

18'2 x 9'0 (5.54 m x 2.74 m)

Front Garden

Rear Garden

Garage

Single Garage

Driveway

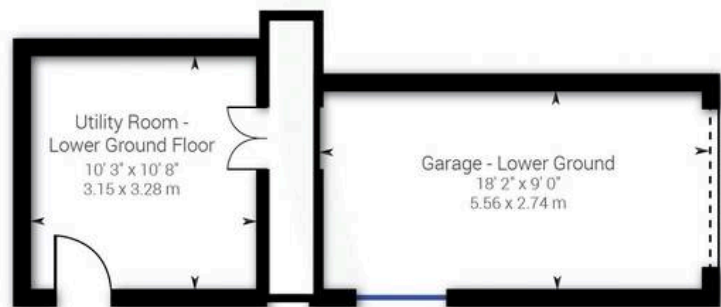
1 Parking Space



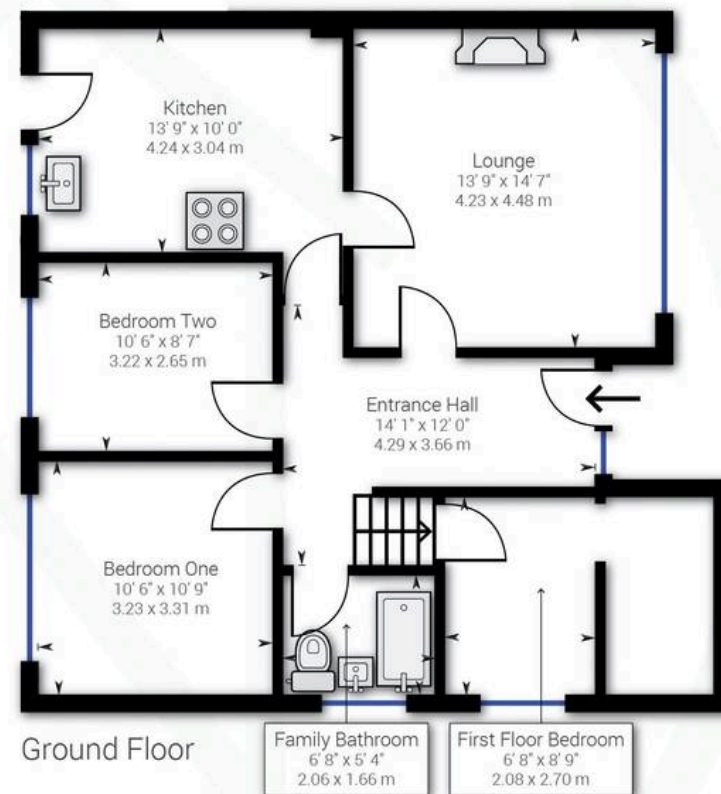








Basement Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Northgate - County Durham

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