Cheltenham Way

Newton Aycliffe DL5 4YD

£245,000

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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Cheltenham Way

Newton Aycliffe DL5 4YD

x 4 x 3 x 2

- Four Bedroom Detached Property
- Ground Floor Cloakroom
- Within Close Proximity To Local Shops and Schools
- Quiet Cul-de-sac in Newton Aycliffe
- Garage & Off Street Parking
- Town Centre a Short Bus Ride Away
- En-Suite Bathroom to Main Bedroom
- Gardens to Front & Rear
- Nearby Woodland Area

We are pleased to offer this four bedroomed detached property to the market situated in the popular Woodham area of Newton Aycliffe, the property is ideally located at the head of the quiet cul-de-sac. The property has been neutrally decorated by the current owners and offers good sized family accommodation. The property is offered to the market with no onward chain.

In brief the property comprises : Entrance Vestibule, Lounge, Dining Room, Kitchen, Utility, Cloakroom/w.c., Four Bedrooms, Master with En-Suite, Family Bathroom, Gardens to Front and Rear and Integral Garage.

Entrance Hall
Wood door to front with decorative glass panels, radiator.

Lounge
16'2" x 13'6" (4.95 x 4.14)
Upvc double glazed bay window to front, fireplace with inset gas fire, marble back and hearth. Staircase to first floor landing, radiator and feature archway into the dining room.

Dining Room
10'0" x 7'10" (3.05 x 2.41)
Upvc double glazed window and French doors to the rear. Ample space for a dining table and chairs, radiator

Kitchen
9'4" x 9'3" (2.87 x 2.82)
Upvc double glazed window to rear, fitted with a range of wall, base and drawer units. Stainless steel sink with mixer tap, gas hob with extractor over and electric oven. Space for dishwasher, part tiled walls, radiator and laminate flooring.

Utility Room
Upvc double glazed window to rear, space for a fridge/freezer and washing machine. Radiator and Combi boiler.

Ground Floor Cloaks
Upvc double glazed obscure window to side, low level w.c, wash hand basin with fitted vanity unit, part tiled walls and radiator.

First Floor Landing
With access to loft.

Bedroom One
13'3" x 10'4" (4.04m x 3.15m)
Upvc double glazed window to front and radiator.

En-Suite Shower Room
5'6" x 4'7" (1.68 x 1.40)
Upvc double glazed obscure window to front, shower cubicle, wash hand basin in vanity unit, low level wc and heated towel rail. Spotlights to ceiling, part tiled walls and tiled flooring.

Bedroom Two
12'7" x 8'7" (3.84m x 2.62m)
Upvc double glazed window to front and radiator.

Bedroom Three
11'8" x 8'9" (3.56m x 2.67m)
Upvc double glazed window to rear and radiator.

Bedroom Four
9'4" x 6'8" (2.84m x 2.03m)
Upvc double glazed window to rear and radiator.

Bathroom
6'8" x 6'3" (2.03 x 1.91)
Upvc double glazed obscure window to rear, bath with shower over, low level wc, wash hand basin in vanity unit and radiator.

Externally
To the front is an open plan garden with a lawn area and block paved driveway providing off street parking for two vehicles and access to the garage via up and over door.
The garage is equipped with power and light and has a side door.

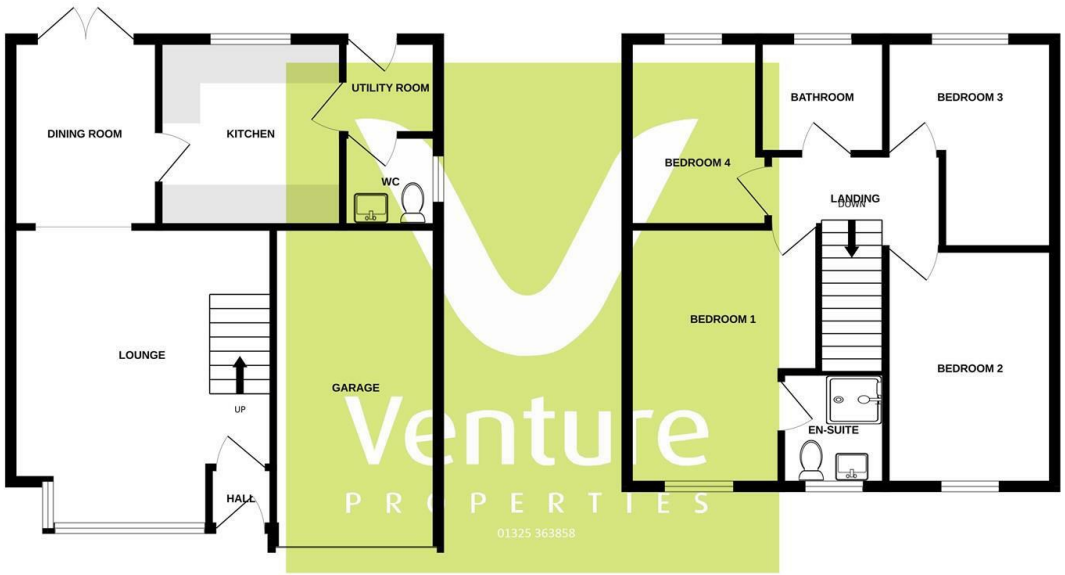
Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: D
Annual Price: £2,622
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
56 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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Property Information

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