



Pinewood Close

Newton Aycliffe DL5 4FE

Offers Over £125,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Pinewood Close

Newton Aycliffe DL5 4FE



- Two Bedroom Semi Detached
- Easy Access to Travel & Transport Links
- Ideal Starter Home

- Newton Aycliffe Location
- Off Street Parking & Garage
- Council Tax Band B

- Close to Local Shops and Schools
- Nearby Woodland Walks
- EPC Rating C

Welcome to this stunning two-bedroom modern semi-detached house, perfectly situated on the sought-after Cobblers Hall Development in Newton Aycliffe. This delightful property is offered with no chain, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The two bedrooms are generously sized, offering ample room for comfortable living. The property also features a well-appointed bathroom, ensuring convenience for all residents.

Outside, the house boasts charming gardens that provide a lovely outdoor space for enjoying the fresh air or hosting gatherings. Additionally, there is off-street parking available for one vehicle, along with a garage, adding to the practicality of this home.

This property is not only modern and stylish but also benefits from its prime location within a vibrant community. With local amenities and transport links nearby, you will find everything you need within easy reach.

In summary, this semi-detached house on Pinewood Close is a fantastic opportunity for those looking to make their first step onto the property ladder or for investors seeking a promising rental option. Do not miss the chance to view this exceptional home.

Entrance Vestibule

Upvc door to front.

Lounge

14'0 x 12'0 (4.27m x 3.66m)

Upvc double glazed window to front, staircase to the first floor, door leading into inner lobby and radiator.

Inner Lobby

With storage cupboard and access to ground w.c.

Ground Floor W.C

Low level wc and wash hand basin.

Kitchen/Dining Room

12'1 x 7'9 (3.68m x 2.36m)

Upvc double glazed window and door to rear, fitted with a range of wall, base and drawer units with contrasting work surfaces, sink unit, space for a cooker, and washing machine, integrated oven.

First Floor Landing

Bedroom One

12'1 x 9'5 (3.68m x 2.87m)

Upvc double glazed window, to rear and radiator.

Bedroom Two

12'0" x 8'3" (3.68m x 2.54m)

Upvc double glazed window to front and radiator.

Bathroom

Fitted with panelled bath, pedestal wash hand basin, low level wc, part tiled walls and radiator.

Externally

To the front there is a low maintenance lawn area with a driveway providing off street parking.

To the rear is an enclosed garden which is mainly laid to lawn. There is off street parking leading to a single garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 699 ft 2 / 65 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

71 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

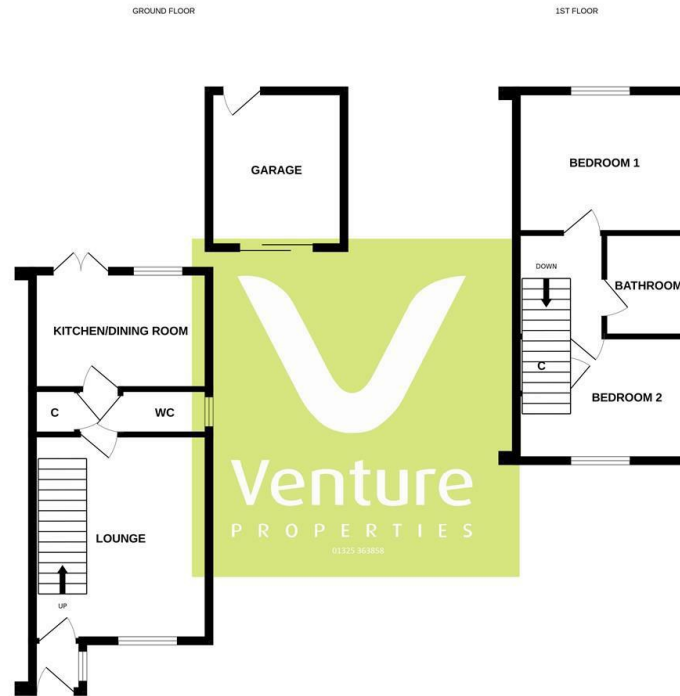
BT

Sky

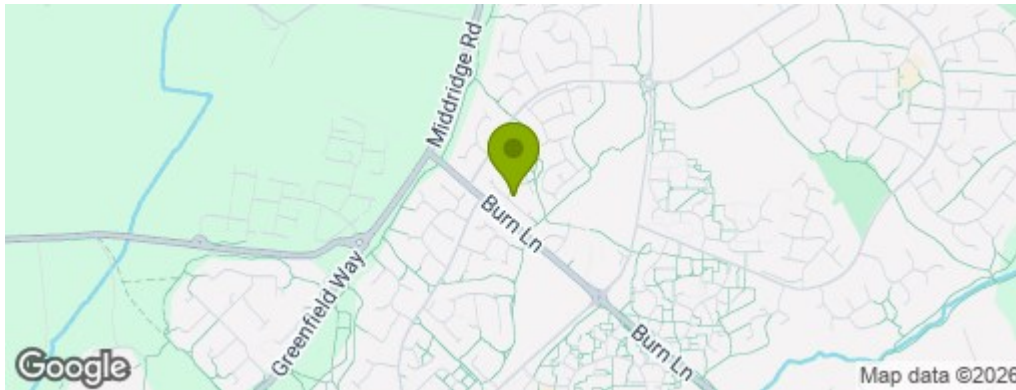
Virgin

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



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 a guide only. Prospective purchasers should verify all details and measurements with the seller and no guarantee as to their accuracy or efficiency can be given. Made with MyHomeplan ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com