



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

37 Watson Road, Newton Aycliffe, DL5 5JX



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£70,000

PUBLIC NOTICE

ADDRESS ...37 Watson Road, Newton Aycliffe, DL5 5JX

We are acting in the sale of the above property and have received an offer of £69,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Three bedroomed end of terrace property situated on Watson Road, Newton Aycliffe. Offered to the market with no onward chain, the property is in need of some refurbishments making it a prime opportunity for investors and first time buyers alike. Located 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. Ideal 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 porch leading into the living room, dining room, kitchen, conservatory and storage room to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a lawned garden to the front of the property with hedged border and on street parking available nearby. To the rear, there is a well-proportioned garden mainly laid to lawn with hedged border, greenhouse and patio area ideal for outdoor furniture.

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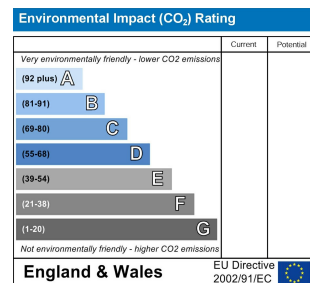
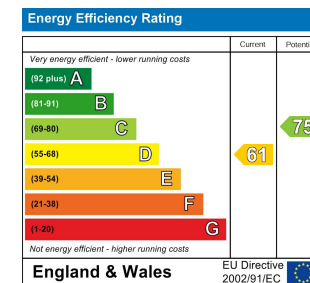
GROUND FLOOR



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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### Living Room

16'10" x 8'10"

Spacious living room spanning the length of the property with ample space for furniture, feature fire surround, and sliding doors leading into the conservatory.

### Dining Room

11'1" x 8'10"

The dining room offers space for a table and chairs, along with further furniture and window to the front elevation.

### Kitchen

14'9" x 7'10"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs, sink/drainers and integrated oven and hob. Space is available for free standing appliances along with plumbing for a washing machine.

### Conservatory

9'2" x 7'10"

The conservatory offers an additional reception space with access leading into the rear garden.

### Master Bedroom

16'11" x 9'0"

Generously sized master bedroom with ample space for a king-sized bed and further furniture and dual aspect windows to the front and rear.

### Bedroom Two

8'4" x 7'10"

Another well-proportioned double bedroom with plenty of space for furniture and window to the front elevation.

### Bedroom Three

8'10" x 8'1"

Large single bedroom with window to the rear elevation.

### Bathroom

4'7" x 4'7"

Family bathroom fitted with a panelled bath with overhead shower, wash hand basin and dual windows.

### WC


4'7" x 2'7"

Separate WC.

### External

Externally, there is a lawned garden to the front of the property with hedged border and on street parking available nearby. To the rear, there is a well-proportioned garden mainly laid to lawn with hedged border, greenhouse and patio area ideal for outdoor furniture.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.

















