



**\*\* SPACIOUS DETACHED BUNGALOW \*\*\*\* OPEN PLAN LOUNGE/DINER \*\***  
**\*\* DETACHED DOUBLE GARAGE \*\*\*\* CUL DE SAC LOCATION \*\***

Brought to the market, this well presented three double bedroom detached bungalow pleasantly positioned in the popular School Aycliffe where one can walk and enjoy scenic beauty or simply relax in the manageable rear garden, within a quiet cul de sac location.

The property briefly comprises of; entrance hall, living room, separate dining room, fitted kitchen, separate w/c, three double bedrooms and a family bathroom.

Externally, the property has well maintained gardens to the front and the rear, with a long driveway to the side of the property allowing ample of off street parking, which leads to a double detached garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

**Springfields, School Aycliffe, DL5 6QP**

**3 Bedroom - Bungalow - Detached**

**£245,000**

**EPC Rating: D**

**Tenure: Freehold**

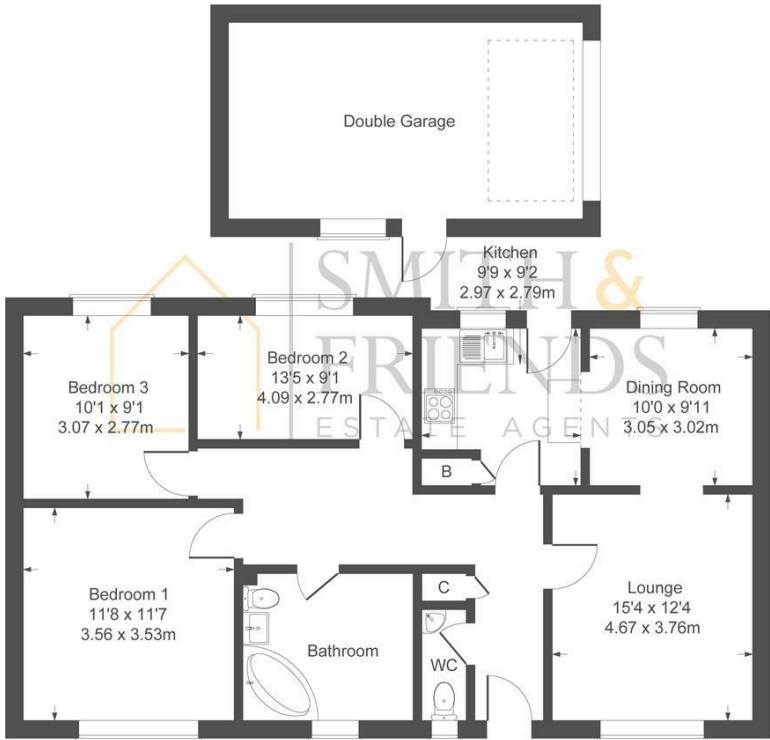
**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Springfields, School Aycliffe, DL5 6QP

**Springfields**  
Approximate Gross Internal Area  
1094 sq ft - 102 sq m  
(Excluding Garage)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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