



**Elizabeth Barrett Walk, DL5 5EZ**  
**3 Bed - House - Semi-Detached**  
**£142,500**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Elizabeth Barrett Walk, DL5 5EZ

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

This lovely well proportioned three bedroom semi-detached house, positioned on a sizeable plot, within the lovely town of Newton Aycliffe.

Situated close to local amenities and good schooling, making this a perfect family home.

The property briefly comprise of; Entrance Hallway, Living Room with French Doors to the Rear Garden, Kitchen / Diner, Inner Hall, Downstairs Bathroom, Separate Utility Room.

The first floor provides a spacious Landing, Huge Master Bedroom, allowing scope of converting into a Four Bedroom Property, Two Further Double Bedrooms, and a Family Bathroom.

Externally, the property has a large enclosed garden to the rear with lawn and patio areas, whilst the front of the property has a well maintained lawn.

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

## GROUND FLOOR

### Entrance Hallway

10'0" x 9'9" (3.05m x 2.98m)

### Living Room

20'4" x 11'4" (6.22m x 3.46m)

### Kitchen / Diner

9'9" x 18'4" (2.99m x 5.61m)

### Downstairs Bathroom

6'2" x 7'5" (1.89m x 2.28m)

### Inner Hallway

11'6" x 3'5" (3.53m x 1.05m)

### Utility Room

12'4" x 4'5" (3.76m x 1.37m)

## FIRST FLOOR

### Landing

3'1" x 13'5" (0.96m x 4.09m)

### Bedroom 1

9'3" x 17'10" (2.83m x 5.45m)

### Bedroom 2

9'9" x 12'0" (2.99m x 3.67m)

### Bedroom 3

10'0" x 10'1" (3.07m x 3.08m)

### Family Bathroom

6'5" x 8'3" (1.96m x 2.52m)





Approximate total area<sup>(1)</sup>

1214 ft<sup>2</sup>  
112.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C	71	76
(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	

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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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