



14 Crawford Road, Newton Aycliffe, DL5 5PG

£89,950

A two bedroom end link house which occupies a most sought after location and offers; gas central heating, double glazing a spacious lounge, a first floor wet room / WC and two bedrooms. With good sized gardens to the front and rear we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase to the first floor.

Lounge 16' x 10'1 (4.88m x 3.07m)



Has feature fire surround inset with an electric fire and central heating radiator.

Kitchen / Dining Room 15'10 x 8' (4.83m x 2.44m)



Has a range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, plumbing for automatic washing machine, storage cupboard and central heating radiator.

First Floor

Bedroom 1 15'11 x 8'2 (4.85m x 2.49m)



Has built in wardrobe storage and central heating radiator.

Bedroom 2 10'3 x 10'2 (3.12m x 3.10m)



Has storage cupboard with combination boiler and central heating radiator.

Wet room / WC



Has mains shower, wash basin and separate WC

Exterior



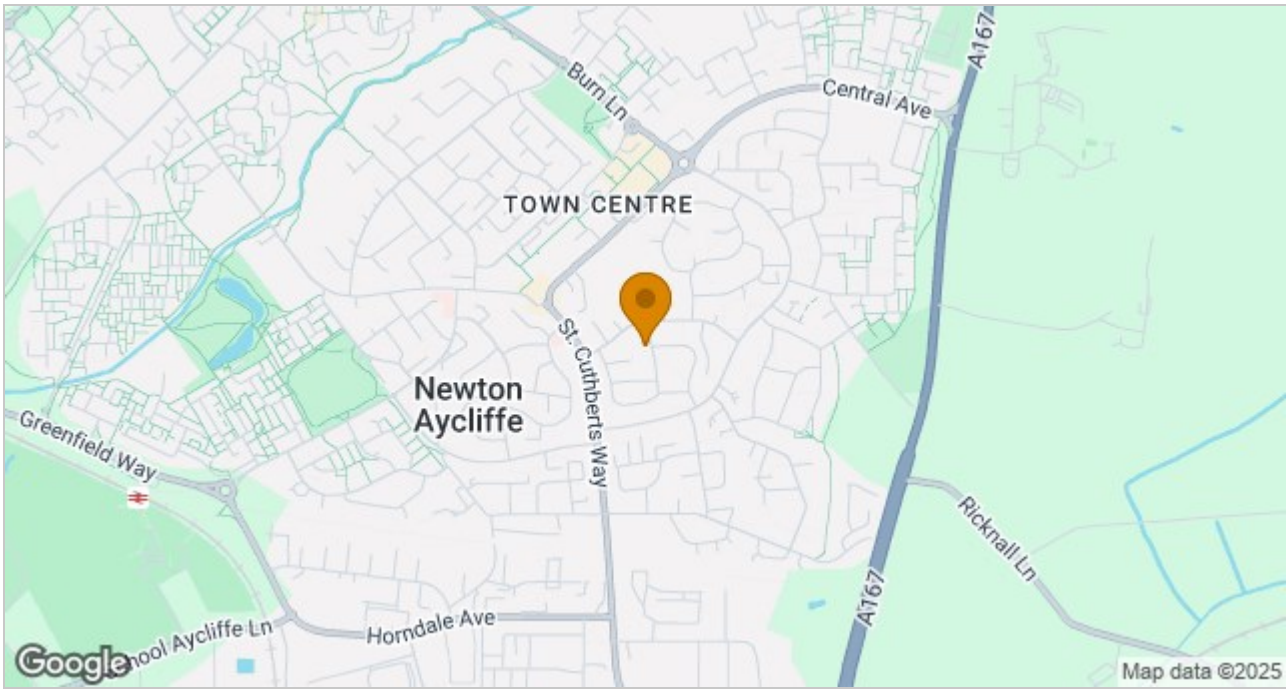
Substantial gardens to front and rear laid to lawn.

Disclaimer

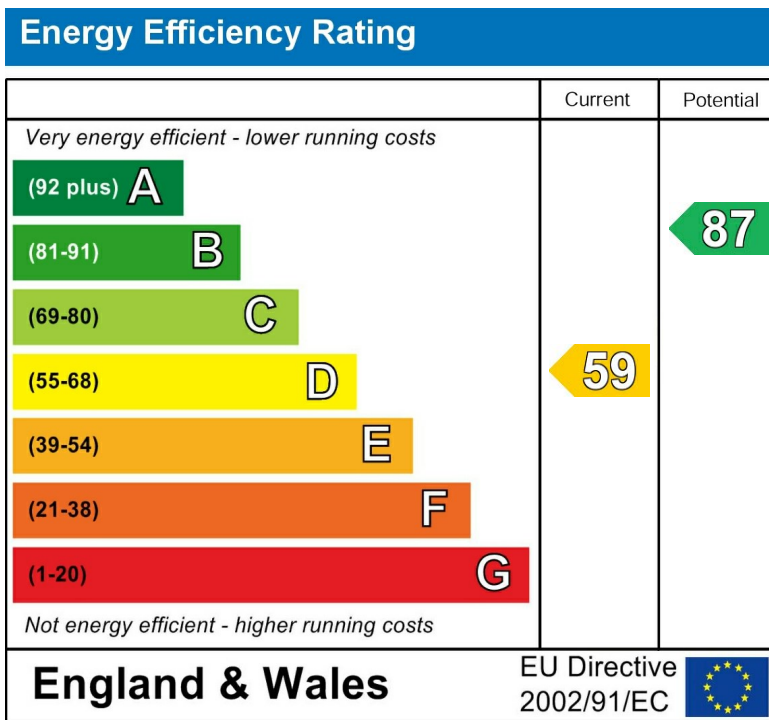
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE

SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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.