

Peter Clark

Property Services Ltd.



12 Youens Crescent, Newton Aycliffe, DL5 4ZE

£170,000

PUBLIC NOTICE

12 YOUENS CRESCENT, NEWTON AYCLIFFE, CO DURHAM DH5 4ZE

WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED AN OFFER OF £166,000, ANY INTERESTED PARTIES MUST SUBMIT A HIGHER OFFER IN WRITING TO THE SELLING AGENT BEFORE AN EXCHANGE OF CONTRACTS TAKES PLACE.

EPC RATING: D

Viewing is recommended for this 4 bedroomed end-link property in this most pleasant sought after location. The property boasts; gas central heating, double glazing, modern kitchen with integrated appliances, two bathrooms, offers private garden, off road parking and garage. Available with no onward chain this property is not to be missed.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk <https://www.peterclarkpropertyservices.co.uk>

Entrance Hall

Has composite entrance door, storage cupboard and spindle staircase leading to the first floor.

Cloakroom



Has white suite comprising: WC, hand wash basin and central heating radiator.

Reception / Bedroom 4 8'4 x 10'1 (2.54m x 3.07m)

Has central heating radiator and UPVC French doors leading out onto the rear garden.

Utility Room 6'9 x 5'10 (2.06m x 1.78m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, central heating radiator, plumbing for automatic washing machine, wall mounted combination gas boiler and entrance door leading onto the rear.

First Floor landing

Has staircase access to the second floor.

Lounge 15'6 x 10'4 (4.72m x 3.15m)



Has UPVC French doors with Juliet balcony and central heating radiator.

Kitchen / Dining Room 15'10 x 8'10 (4.83m x 2.69m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, integrated fridge freezer, built in double electric oven gas hob and stainless steel extractor canopy, central heating radiator and UPVC French doors with Juliet balcony.

Second Floor Landing

Has storage cupboard.

Bedroom 1 13'4 x 8'5 (4.06m x 2.57m)



Has fitted storage cupboard and en suite.

En Suite



Has white suite comprising; shower cubicle . hand wash basin, WC, part tiled walls and central heating radiator.

Bedroom 2 9'0 x 8'5 (2.74m x 2.57m)



Has central heating radiator.

Bedroom 3 10'5 x 6'9 (3.18m x 2.06m)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, part tiled walls and central heating radiator.

Exterior



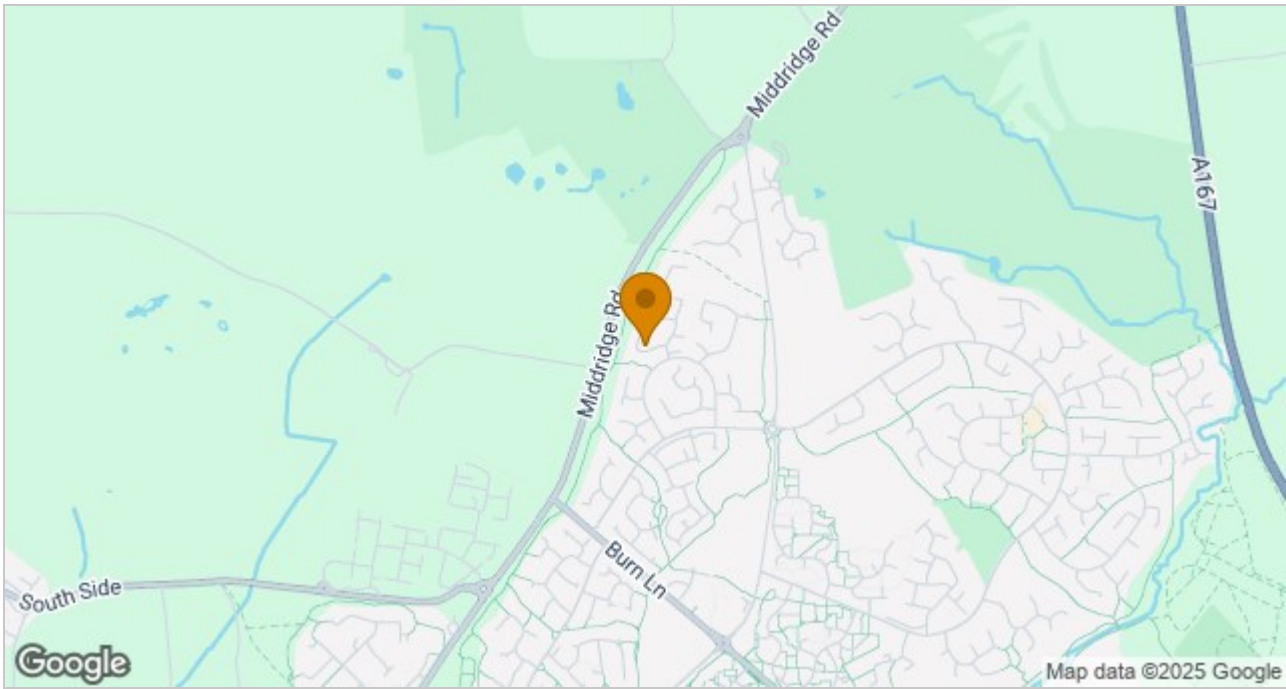
Has driveway leading to the garage to the front and to the rear a private lawned garden.

Disclaimer

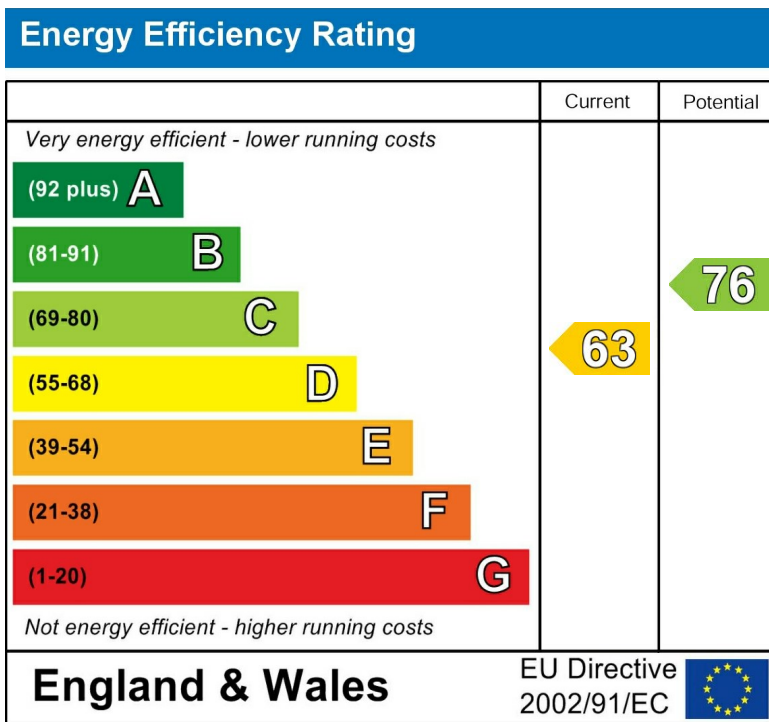
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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. PARTICULARS. THESE

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Area Map



Energy Efficiency Graph



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