



18 Elwick Avenue, Newton Aycliffe, DL5 7HZ

£184,950

We are pleased to offer to the market this extended four bedroom semi-detached property in this most sought after area in Newton Aycliffe. The property offers spacious living accommodation and benefits from; double glazing, gas central heating, fitted kitchen with integrated appliances, fantastic downstairs shower room and upstairs family bathroom, driveway offering off road parking, garage and private garden to the rear. Available with no onward chain this fantastic family home is not to be missed.

Ground Floor

Entrance Hall

Has composite entrance door, central heating radiator and staircase access to the first floor.

Wet Room



Has white suite comprising; WC, vanity unit inset with hand wash basin, mains shower, glass shower screen, tiled walls, contemporary central heating radiator and Velux roof light.

Lounge 13'0 x 12'7 (3.96m x 3.84m)



Has bay window covered ceiling, laminate flooring and central heating radiator.

Dining Room 16'0 x 10'0 (4.88m x 3.05m)



Has coved ceiling, central heating radiator, laminate flooring, storage cupboard and patio doors leading onto the conservatory.

Conservatory 13'10 x 8'4 (4.22m x 2.54m)



Has laminate flooring and patio doors leading onto the rear garden.

Kitchen 20'0 x 9'1 (6.10m x 2.77m)

Has a range of fitted wall and base units, stainless steel bowl sink unit with mixer tap, granite work surfaces 2x built in ovens with gas hob and stainless steel extractor hood, plumbing for automatic washing machine, ceiling spotlights, tiled floor, contemporary central heating radiator and patio doors leading onto the rear garden.

Utility / Pantry 6'5 x 4'0 (1.96m x 1.22m)



Has granite tiled walls, tiled floor and Velux roof light.

First Floor

Landing

Has loft access.

Bedroom 1 9'0 x 19'9 (2.74m x 6.02m)



Has Velux roof light, laminate flooring, central heating radiator and patio doors leading out onto a private balcony.

Bedroom 2 9'4 x 8'8 (2.84m x 2.64m)



Has fitted wardrobes, coved ceiling, central heating radiator and central heating radiator.

Bedroom 3 6'5 x 8'8 (1.96m x 2.64m)



Has laminate flooring, coved ceiling, fitted wardrobes and central heating radiator.

Bedroom 4 12'7 x 7'5 (3.84m x 2.26m)



Has laminate flooring, coved ceiling and central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with mains shower and glass shower screen, hand wash basin, WC, chrome heated towel radiator, tiled walls and tiled floor.

Exterior



Has lawned front garden with mature shrubs and trees and a large block paved driveway leading to the garage with power and lighting. To the rear is an enclosed paved garden with raised area for hot tub with ornate pergola.

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

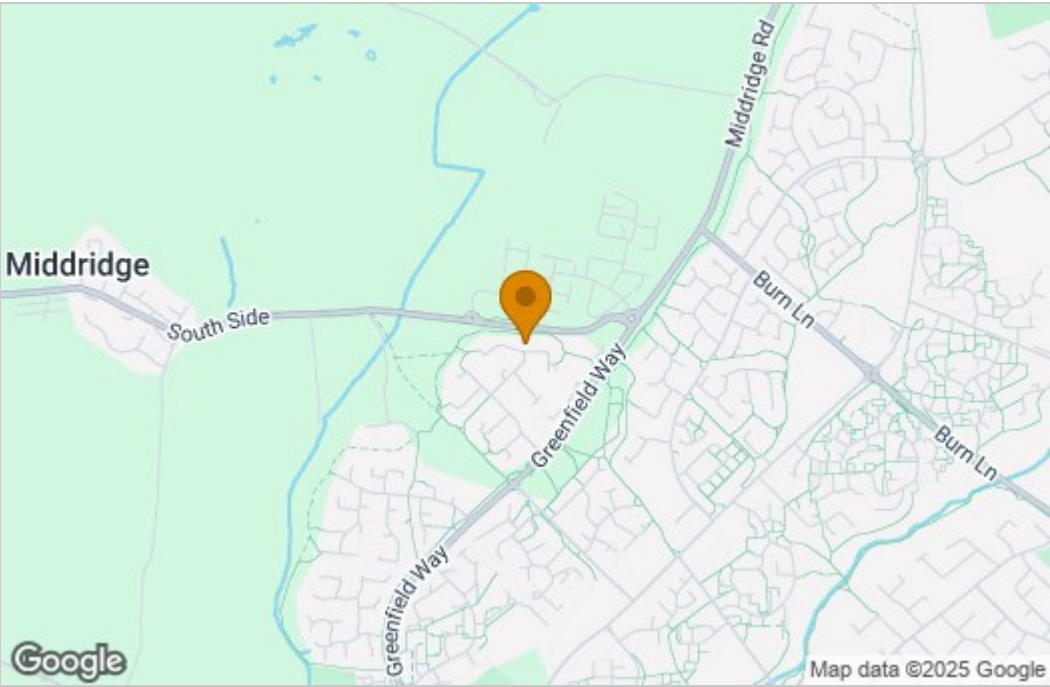
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Floor Plan

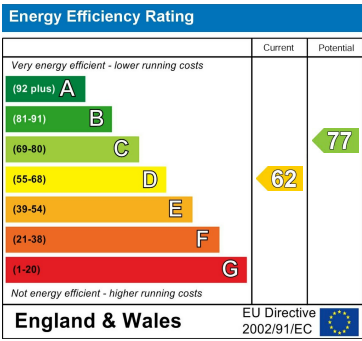


Total area: approx. 130.5 sq. metres
18 Elwick Avenue, Newton Aycliffe

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 firms employment has the authority to make or give any representation or warranty in respect of the property.