

25 Ashfield, Newton Aycliffe, DL5 7DA

£89,950

We are pleased to offer to the market this three bedroom end of terraced property in this most pleasant area of Newton Aycliffe, close to local schools and shops and within walking distance of the town centre. The property benefits from gas central heating, double glazing, has a pleasant lounge / dining room, fitted kitchen, downstairs cloakroom / WC, family bathroom suite, three good size bedrooms and gardens to both front, side and rear. Ideal for first time buyers an early viewing is well recommended.

Ground Floor

Entrance Hall



Has coved ceiling, central heating radiator, spindle staircase leading to the first floor and UPVC entrance door.

Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin and tiled walls.

Lounge / Dining Room 18'9 x 16'8 (5.72m x 5.08m)



Has bayed window, central heating radiator, coved ceiling, feature fireplace with living flame gas fire and UPVC entrance door.

Kitchen 9'3 x 6'11 (2.82m x 2.11m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap and tiled walls.

First Floor Landing

Bedroom 1 11'7 x 12'2 (3.53m x 3.71m)



Has coved ceiling, fitted wardrobes and drawers, storage cupboard and central heating radiator.

Bedroom 2 9'3 x 10'7 (2.82m x 3.23m)



Has coved ceiling, storage cupboard and central heating radiator.

Bedroom 3 7'3 x 9'2 (2.21m x 2.79m)

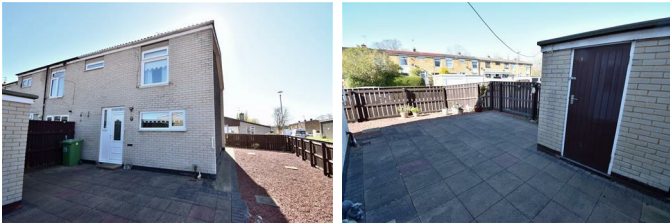


Has central heating radiator, storage cupboard with combination gas boiler.

Bathroom WC

Has coloured suite comprising: panel bath, hand wash basin, WC, central heating radiator, tiled walls and laminate flooring.

Exterior

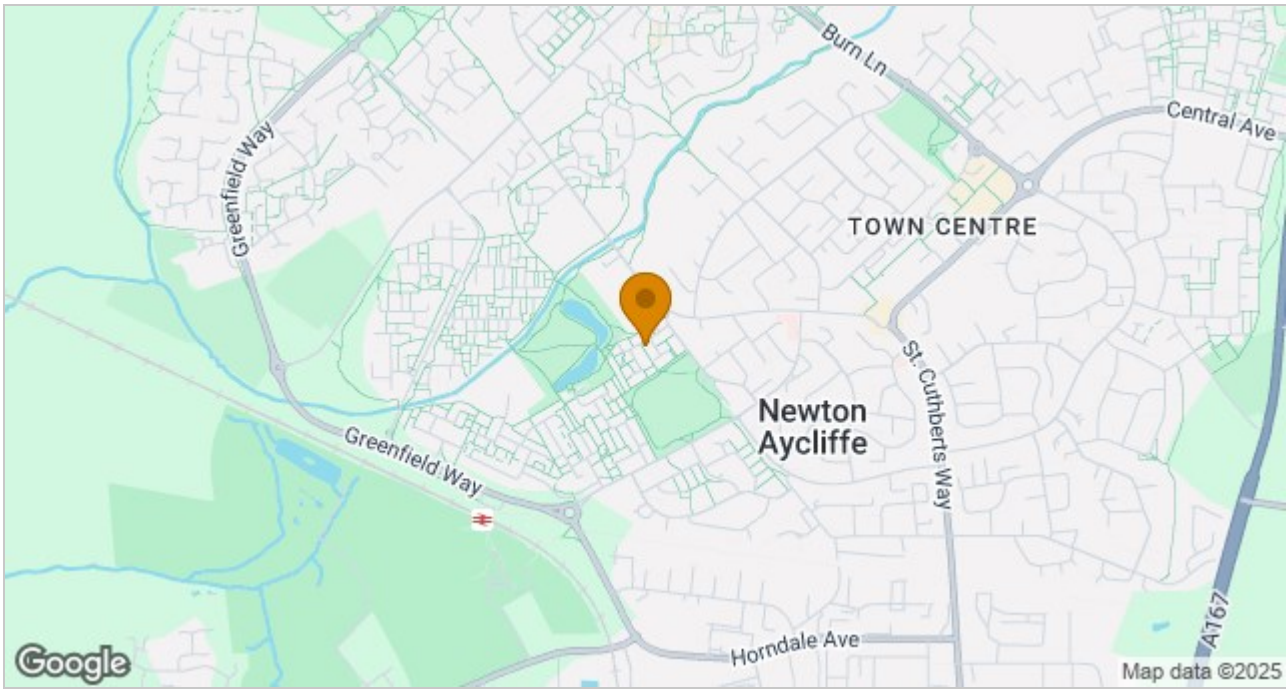


Has paved and gravel garden areas to both front, side and rear with brick built storage buildings.

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. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(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	

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.