



52 Bewick Crescent, Newton Aycliffe, DL5 5LL

£110,000

We are pleased to offer to the market this exceptional extended two bedroom semi-detached property in Newton Aycliffe. this comfortable home has been very well maintained by the present owners, is beautifully decorated throughout and benefits from gas central heating, double glazing, lounge with feature fireplace attractive fitted kitchen with built in appliances, white bathroom suite with seperate Wc, two good sized bedrooms and gardens to both front and rear with private decked area. Ideal for first time buyers we would recommend an early inspection.

Entrance Vestibule

Has UPVC entrance door.

Lounge 11'10 x 17'8 (3.61m x 5.38m)



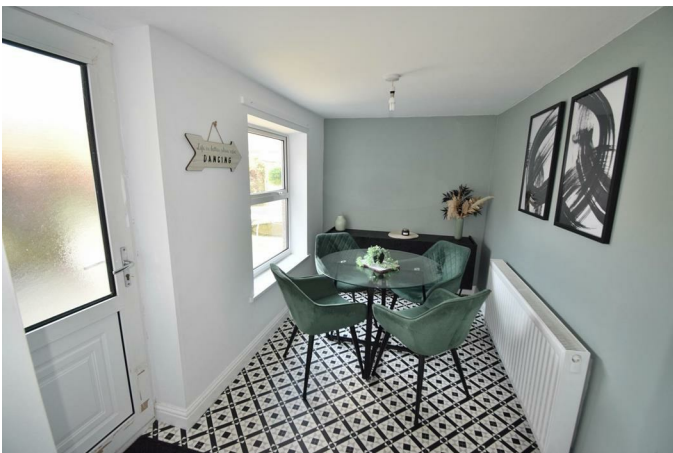
Has coved ceiling, central heating radiator and feature fire surround with living flame electric fire.

Kitchen 5'10 x 20'7 (1.78m x 6.27m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs, composite sink unit with pre rinse spray unit, built in electric oven, gas hob and stainless extractor canopy, plumbing for automatic washing machine and central heating radiator.

Dining Room 11'3 x 6'6 (3.43m x 1.98m)



Has central heating radiator and UPVC entrance door.

First Floor

Bedroom 1 11'9 x 10'3 (3.58m x 3.12m)



Has fitted storage cupboard and central heating radiator.

Bedroom 2 12'0 x 8'7 (3.66m x 2.62m)



Has fitted storage cupboard and central heating radiator.

Bathroom



Has white suite comprising: panel bath with electric shower over, hand wash basin, tiled walls and central heating radiator.

Separate WC



Has WC.

Exterior



Has front garden laid to lawn and enclosed rear garden laid to lawn with patio and decked areas.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.