

# Peter Clark

Property Services Ltd.



**14 Hullock Road, Newton Aycliffe, DL5 4LT**

**£55,500**

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We advise that an offer has been made for the above property in the sum of £56,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Peter Clark Property Services, 1 Parker Terrace, Ferryhill, Co Durham DL17 8JY

Agents Telephone Number: 01740 657777

A two bedroom link house which is in need of updating and benefits from gas central heating, double glazing, lounge with fireplace, kitchen/dinning room, two good bedrooms and a family bathroom suite. There is a driveway to the front and an enclosed rear garden with patio area. Available with no upward chain we would recommend an early inspection.

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

Tel: 01740 657777 Email: [donna@peterclarkpropertyservices.co.uk](mailto:donna@peterclarkpropertyservices.co.uk) <https://www.peterclarkpropertyservices.co.uk>



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Kitchen/Dining Room 14'11 x 14'10 (4.55m x 4.52m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, breakfast bar, plumbing for automatic washing machine, central heating radiator, staircase leading to the first floor and UPVC entrance door.

### Utility Room 7'3 x 4'8 (2.21m x 1.42m)

Has UPVC entrance door.

### Lounge 15'0 x 10'3 (4.57m x 3.12m)



Has feature fire surround with living flame gas fire, laminate flooring and central heating radiator.

### First Floor Landing

Has storage cupboard housing combination gas boiler.

### Bedroom 1 12'1 x 10'0 (3.68m x 3.05m)



Has storage cupboard, laminate flooring and central heating radiator.

### Bedroom 2 15'0 x 10'12 (4.57m x 3.05m)



Has storage cupboard, laminate flooring and central heating radiator.

### Bathroom WC



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

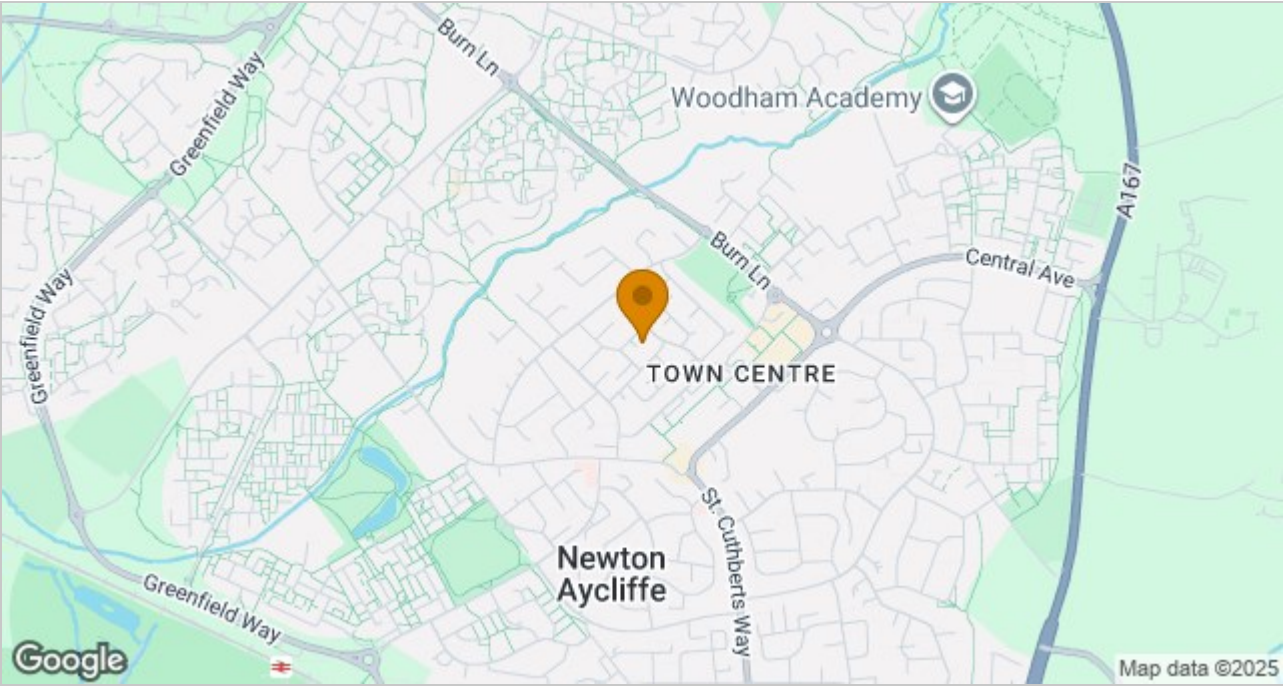
### Exterior

Has front garden with driveway offering off road parking and enclosed rear garden with lawn and patio area.

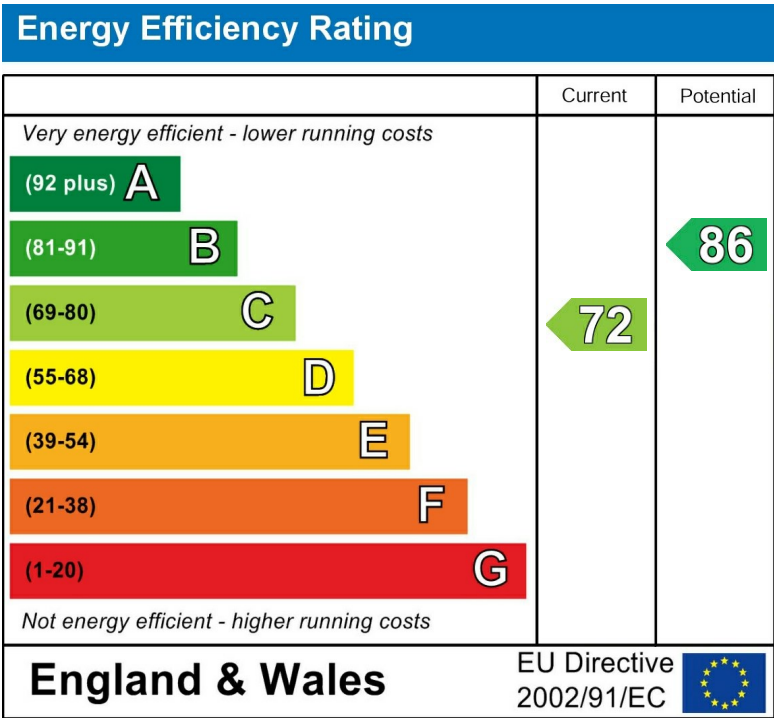
### Disclaimer

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

Area Map



Energy Efficiency Graph



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