



140 Faulkner Road, Newton Aycliffe, DL5 4NW

£120,000

We are pleased to offer to the market this three bedroom mid-link property in Newton Aycliffe close to local schools and shops and within walking distance of the town centre which offers good bus links to nearby towns and villages. The property benefits from gas central heating, double glazing, a pleasant lounge/dining room with patio doors, attractive fitted kitchen breakfast room with built in appliances, three good size bedrooms the master with en-suite, off road parking and rear garden. Available with no onward chain we would recommend an early viewing.

Ground Floor

Entrance Vestibule

Has UPVC entrance door.

Lounge / dining room 17'11 x 11'3 (5.46m x 3.43m)



Has feature fire surround with living flame gas fire, coved ceiling, central heating radiator and UPVC French doors leading out onto rear garden.

Kitchen / Breakfast room 11'10 x 16'5 (3.61m x 5.00m)



Has a range of fitted wall and base units, laminate work surfaces, built in electric oven and hob, glass display units, wine rack, plumbing for automatic washing machine part tiled walls, tiled floor, coved ceiling, central heating radiator and UPVC entrance door.

Rear Porch

Has UPVC entrance door and storage cupboard.

First Floor

Bedroom 1 11'4 x 8'9 (3.45m x 2.67m)



Has central heating radiator, coved ceiling and storage cupboard housing wall mounted combination gas boiler.

Bedroom 2 8'10 x 6'7 (2.69m x 2.01m)



Has central heating radiator, coved ceiling and built in storage.

Bedroom 3 11'1 x 8'8 (3.38m x 2.64m)



Has laminate flooring, coved ceiling, central heating radiator and en-suite.

En-Suite



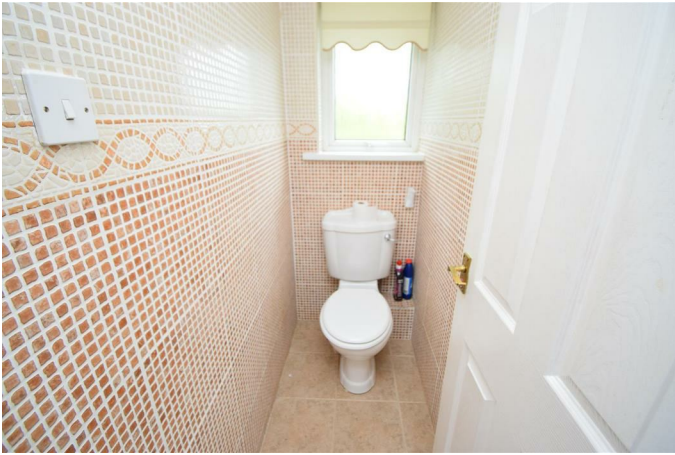
Has white suite comprising: shower cubicle with electric shower, pedestal hand wash basin, WC, chrome central heating towel radiator, tiled walls and tiled floor.

Bathroom



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

WC



Has separate WC with tiled walls and tiled floor.

Exterior

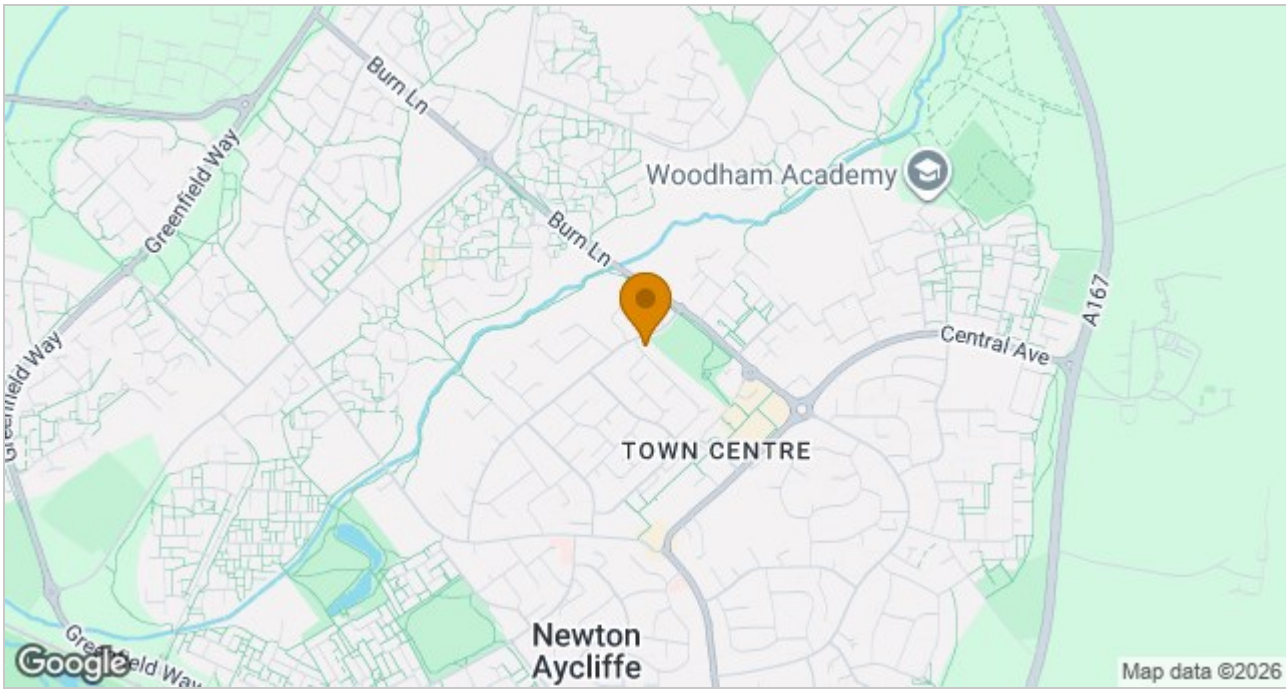


The front of the property offers generous off road parking for a number of vehicles, to the rear is an enclosed garden laid to lawn with decking area and paved patio.

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	71	77
(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	

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