

54 Westmorland Way, Newton Aycliffe, DL5 4LP

£244,950

A five bedroom semi detached house which has a sought after location in this ever popular residential area. This large comfortable property will be of particular interest to the family buyer and especially those needing additional rooms to work from home. There is a good sized entrance hall, lounge with bay window and feature fireplace, dining room with patio doors, attractive fitted kitchen with range cooker, utility which is plumbed to provide a downstairs WC, The first floor has five bedrooms, an impressive family bathroom/WC and a useful separate WC. On the outside is a particularly large off road parking area leading to a double garage and to the rear is a private enclosed garden laid to lawn with timber decked area. Properties of this type are rarely available and we would recommend an early viewing.

Ground Floor

Entrance Hall



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

Lounge 16'10 x 10'0 (5.13m x 3.05m)



Has feature fireplace with living flame gas fire, bay window and central heating radiator.

Dining Room 14'0 x 16'3 (4.27m x 4.95m)



Has central heating radiator and UPVC patio doors leading out onto rear garden.

Kitchen 10'11 x 10'8 (3.33m x 3.25m)



Has a range of modern fitted wall and base units, laminate work surfaces, inset sink unit, plumbing for dishwasher, range cooker and central heating radiator.

Rear Lobby



Has central heating radiator and access to garage.

Utility Room 7'10 x 7'9 (2.39m x 2.36m)



Has central heating radiator, stainless steel sink unit, plumbing for automatic washing machine and plumbing ready for WC.

First Floor Landing



Bedroom 4 9'10 x 8'2 (3.00m x 2.49m)



Bedroom 1 13'9 x 9'9 (4.19m x 2.97m)



Has central heating radiator.

Has central heating radiator.

Bedroom 5 11'7 x 6'5 (3.53m x 1.96m)

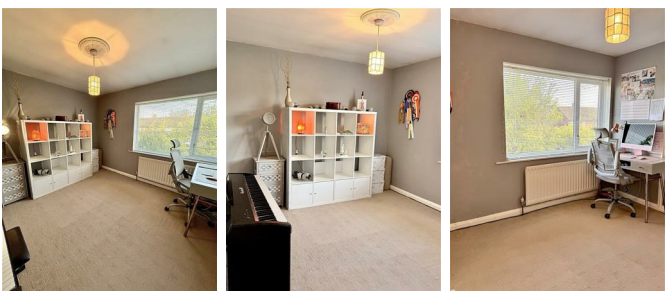


Has central heating radiator and direct door access to bathroom.



has built in storage and central heating radiator.

Bedroom 3 10'5 x 9'10 (3.18m x 3.00m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: corner bath, corner shower cubicle, pedestal hand wash basin, WC, tiled walls and central heating towel radiator.

Separate WC



Has WC and hand wash basin.

Exterior

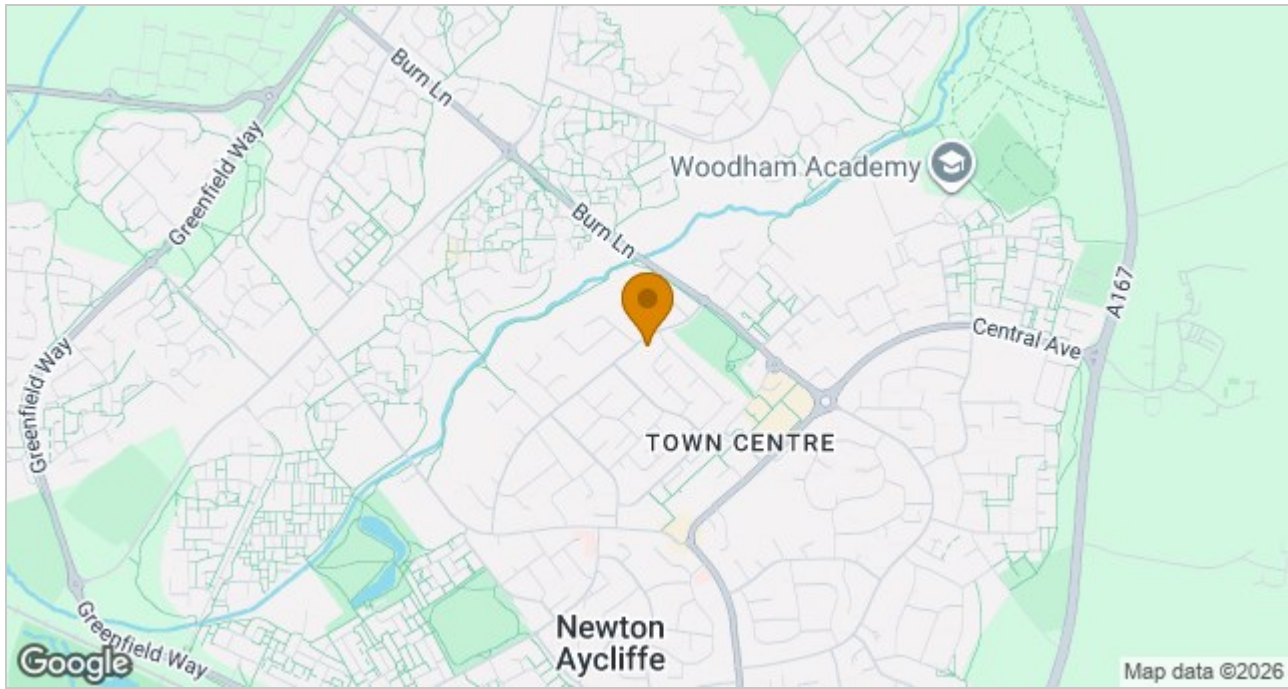


To the front of the property is generous off road parking leading to a double garage. To the rear is an enclosed garden laid to lawn with timber decking area.

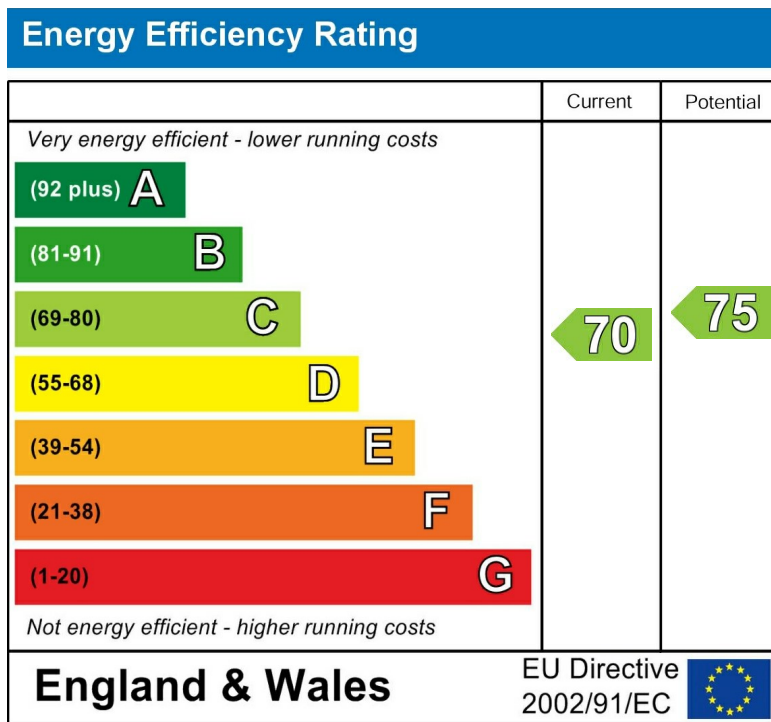
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Area Map



Energy Efficiency Graph



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