

Ashfield, Newton Aycliffe, DL5 7DB
4 Bed - House
£120,000

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Ashfield
Newton Aycliffe, DL5 7DB

Robinsons are delighted to offer to the sales market this well-presented four-bedroom home, complete with a single garage and offered for sale with NO FORWARD CHAIN. Ideally situated in Newton Aycliffe, the property is conveniently positioned close to local schooling, amenities and transport links, making it an excellent choice for families.

The property is warmed by gas central heating and benefits from UPVC double-glazed windows. The spacious internal accommodation comprises an entrance vestibule leading into the lounge, which features windows to both the front and rear aspects and provides ample space for a range of seating furniture. There is a kitchen/dining room fitted with a range of wall, base and drawer units, together with space for appliances and a dining table. A rear hallway provides access to useful understairs storage.

To the first floor, there are four well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from an enclosed front garden with a brick-built shed. To the rear is a further enclosed garden, with gates opening to provide off-road parking and access to the single garage.

Ashfield is conveniently located within walking distance of primary schooling, bus links and local shopping amenities. Newton Aycliffe town centre is also within easy reach and offers a wider range of shopping facilities, services and healthcare amenities.

This is a fantastic family home offering spacious accommodation, a convenient location and the added benefit of NO FORWARD CHAIN. An internal viewing is highly recommended to fully appreciate all that this property has to offer.























AGENTS NOTES

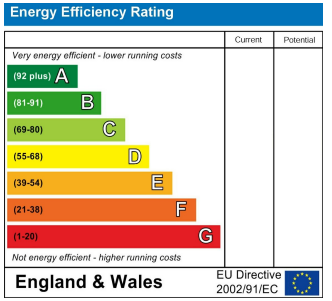
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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