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HERE TO GET *you* THERE

Silkin Way

Newton Aycliffe, DL5 4HA

Price £130,000

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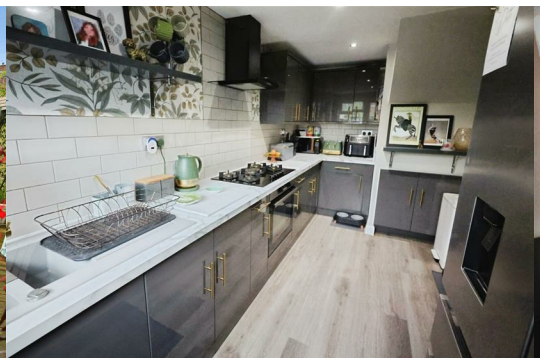
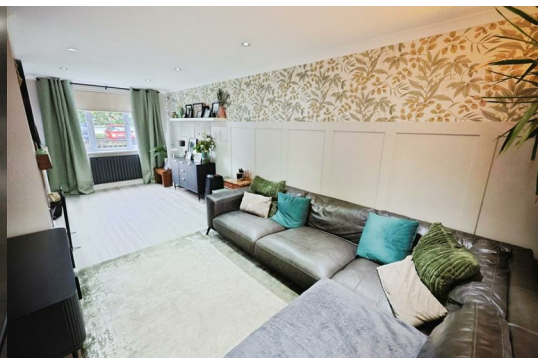
Modern and well presented three bedroomed terraced property located on Silkin Way, Newton Aycliffe. Ideal for first time buyers, families or investors alike, pleasantly positioned within easy access of a range of recreational facilities such as Newton Aycliffe Leisure Centre, Woodham Golf Club as well as supermarkets, schools and popular retail stores. It is only approx. three miles from the A1 (M) providing fantastic commuter links both North and South.

In brief, the property comprises; an entrance hall leading through to the kitchen, living room and conservatory to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally, the property has a low maintenance garden to the front laid with artificial lawn, along with on street parking available nearby. To the rear, there is a further large garden, beautifully landscaped and fully enclosed, mainly laid to lawn with raised planter beds and decked areas ideal for outdoor seating and furniture.





Living Room 22'11" x 9'2" (7.0m x 2.8m)
Bright and spacious living room, benefiting from modern decor, ample space for furniture and window to the front elevation and sliding doors to the rear.

Kitchen 13'9" x 7'10" (4.2m x 2.4m)
The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, upstands and sink/drainer unit. Benefitting from integrated appliances including an oven, hob, overhead extractor and washing machine along with space for further free standing appliances.

Conservatory 13'9" x 7'10" (4.2m x 2.4m)
The conservatory is a great addition to the property, providing a further seating area overlooking the garden.

Master Bedroom 15'8" x 9'2" (4.8m x 2.8m)
The master bedroom is a spacious double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Two 14'2" x 7'10" (4.33m x 2.4m)
The second bedroom is another double bedroom with window to the front elevation.

Bedroom Three 10'7" x 6'10" (3.25m x 2.1m)
The third bedroom is a single room with window to the rear elevation.

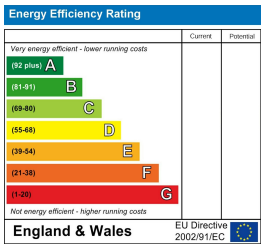
Bathroom 6'6" x 5'5" (2.0m x 1.67m)
The modern bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

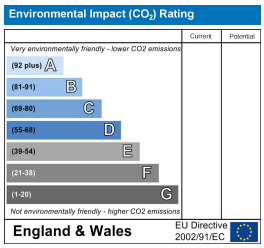
External
Externally, the property has a low maintenance garden to the front laid with artificial lawn, along with on street parking available nearby. To the rear, there is a further large garden, beautifully landscaped and fully enclosed, mainly laid to lawn with raised planter beds and decked areas ideal for outdoor seating and furniture.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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