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Dent Walk Newton Aycliffe, DL5 4LZ

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Price £63,500

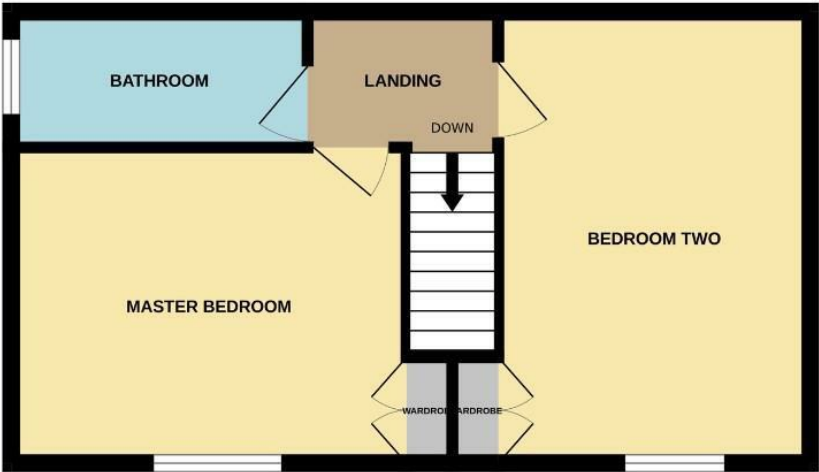
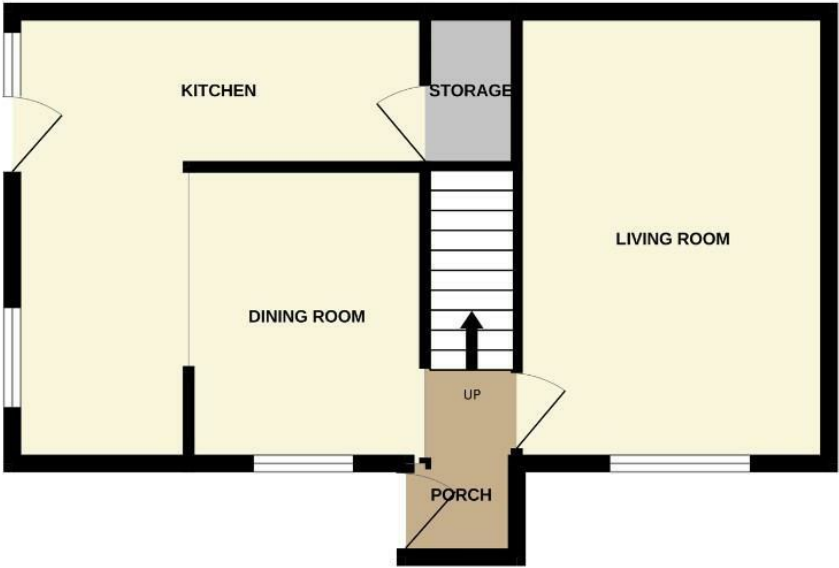
Ideal for investors, this two bedroomed terraced property is offered with no onward chain. The property is located on Dent Walk in Newton Aycliffe, which is situated close to amenities such as the Leisure Centre, Woodham Golf Club as well as supermarkets, popular high street stores and schools. The town has excellent public transport links, offering access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham and Newcastle. The A167 is nearby leading to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance porch leading into the living room, kitchen and dining area to the ground floor. The first floor contains the two double bedrooms and bathroom. Externally the property has a lawned garden along with on street parking available.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

**Living Room**

14'11" x 10'2"

The living room is a great size, with ample space for furniture and large window to the front elevation.

**Kitchen**

13'1" x 4'7"

The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainers unit. Space is available for free standing appliances.

**Dining Room**

10'2" x 9'10"

The dining room provides space for a table and chairs, further furniture and window to the front elevation.

**Master Bedroom**

13'1" x 10'5"

The master bedroom provides space for a double bed, further furniture and is fitted with built in storage. Window to the front elevation.

**Bedroom Two**

15'0" x 10'3"

The second bedroom is another good size double bedroom with fitted storage. Window to the front elevation.

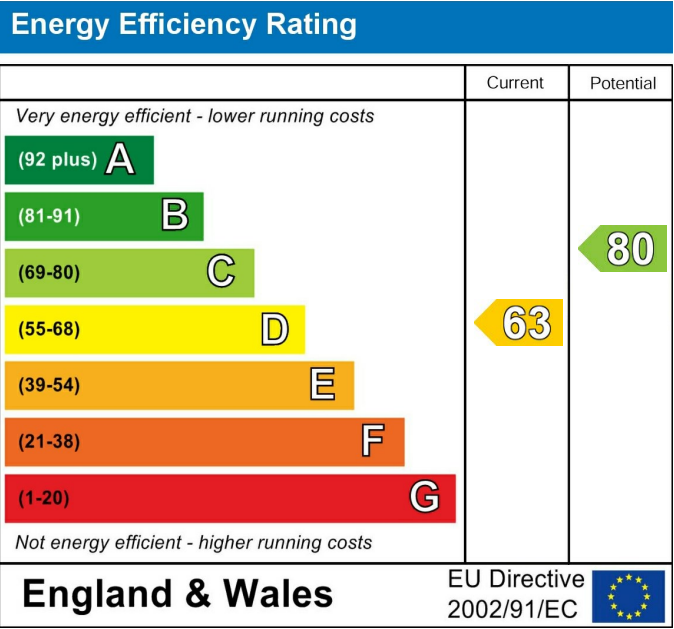
**Bathroom**

10'5" x 4'9"

The bathroom contains a panelled bath, WC and wash hand basin.

**External**

Externally the property has a lawned garden along with on street parking available.



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. 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.



