



## Barrington Road

Newton Aycliffe, DL5 7AQ

£190,000



Beautifully presented, three bedroomed semi detached family home located on Barrington Road in Newton Aycliffe. The property was fully refurbished in 2019 including a full rewire, new roof, windows and heating system with full service history, underfloor heating to the ground floor, solar panels while also benefiting from a large south facing garden rear, garage and driveway providing off-street parking for multiple cars.

This generously sized property would be an ideal for first time buyers or families alike, located just a short distance from local amenities including schools, local shops, supermarkets, high street stores, cafes and restaurants. There is an extensive public transport system in the area via both bus and rail providing access to neighbouring towns and villages. The A167 is close by for commuters and leads to the A1(M).

In brief the property comprises; an entrance hall leading through to the open plan living room/diner, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and modern family bathroom. Externally the property has a large enclosed garden to the rear, south facing and well established with mature planting, vegetable patch, lawned area and large patio ideal for outdoor furniture. There is a large driveway and garage providing ample off street parking.

Updated EPC rating to follow.



**Living Room/Diner 23'7" x 12'9" (7.2m x 3.9m)**  
 Bright and spacious reception room providing ample space for both living room and dining room furniture. There is a large window to the front elevation as well as sliding doors to the rear allowing lots of natural light.

**Kitchen 11'1" x 9'10" (3.4m x 3.0m)**  
 The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. The kitchen benefits from integrated appliances including an oven, hob, overhead extractor hood and dishwasher along with space for further free standing appliances.

**Cloakroom**  
 The cloakroom contains a WC and wash hand basin.

**Utility Room 10'5" x 5'10" (3.2m x 1.8m)**  
 The utility room provides additional storage space along with plumbing for a washing machine and dryer.

**Master Bedroom 12'7" x 11'1" (3.84m x 3.39m)**  
 The master bedroom is a generous double bedroom, providing space for a king sized bed, further furniture and window to the rear elevation.

**Bedroom Two 12'7" x 11'0" (3.85m x 3.36m)**  
 The second bedroom is another large double bedroom with window to the front elevation.

**Bedroom Three 10'3" x 7'2" (3.14m x 2.2m)**  
 The third bedroom is a good sized bedroom with window to the rear elevation.

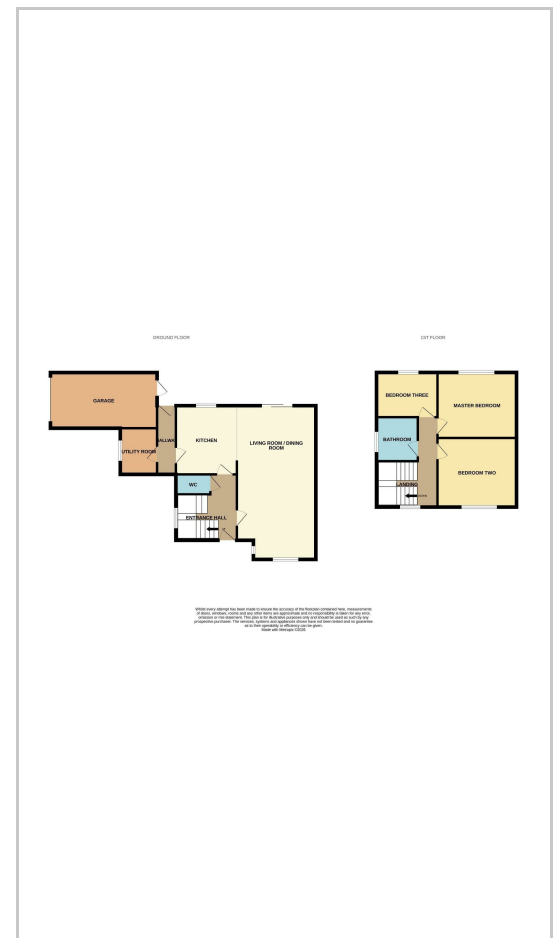
**Bathroom 7'10" x 6'6" (2.4m x 2.0m)**  
 The bathroom is fitted with a modern suite, containing a panelled bath with overhead shower, WC and dual sinks set within vanity units.

**External**  
 Externally the property has a large enclosed garden to the rear, south facing and well established with mature planting, vegetable patch, lawned area and large patio ideal for outdoor furniture. There is a large driveway and garage providing ample off street parking.

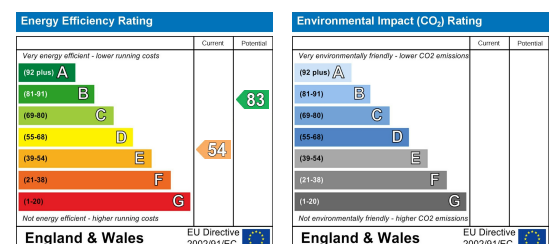
## Area Map



## 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.