



## Fallow Road

Newton Aycliffe, DL5 4SU

Price £95,000



Three bedroomed, semi detached property offered for sale with no onward chain. The property is located on Fallow Road in Newton Aycliffe, a quiet residential area in Newton Aycliffe. Located ideally to access a wide range of amenities from supermarkets and schools to retail stores, bars, cafes and restaurants. There is an extensive public transport system in the area providing regular access to nearby towns and villages, whilst the A167 and A689 are nearby, ideal for commuters

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and conservatory to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a driveway and garage to the front, whilst to the rear there is an enclosed garden.





Living Room 14'5" x 10'9" (4.4m x 3.3m )  
Spacious living room located to the rear of the property with French doors leading into the conservatory.

Dining Room 12'1" x 8'10" (3.7m x 2.7m )  
The dining room provides space for a table and chairs and window to the front elevation.

Kitchen 12'1" x 5'2" (3.7m x 1.6m )  
The kitchen contains a range of wall, base and drawer units, work surfaces, splash backs and sink/drainage unit. Space is available for free standing appliances.

Conservatory 9'6" x 8'10" (2.9m x 2.7m )  
Conservatory providing a further seating area overlooking the garden.

Garage 17'4" x 8'2" (5.3m x 2.5m )  
Single a garage with up and over door.

Master Bedroom 9'6" x 8'6" (2.9m x 2.6m )  
The master bedroom provides space for a double bedroom with window to the rear elevation.

Bedroom Two 10'9" x 8'6" (3.3m x 2.6m )  
The second bedroom is another double bedroom with window to the front elevation.

Bedroom Three 7'6" x 5'8" (2.3m x 1.73m )  
The third bedroom is a single room with window to the rear elevation.

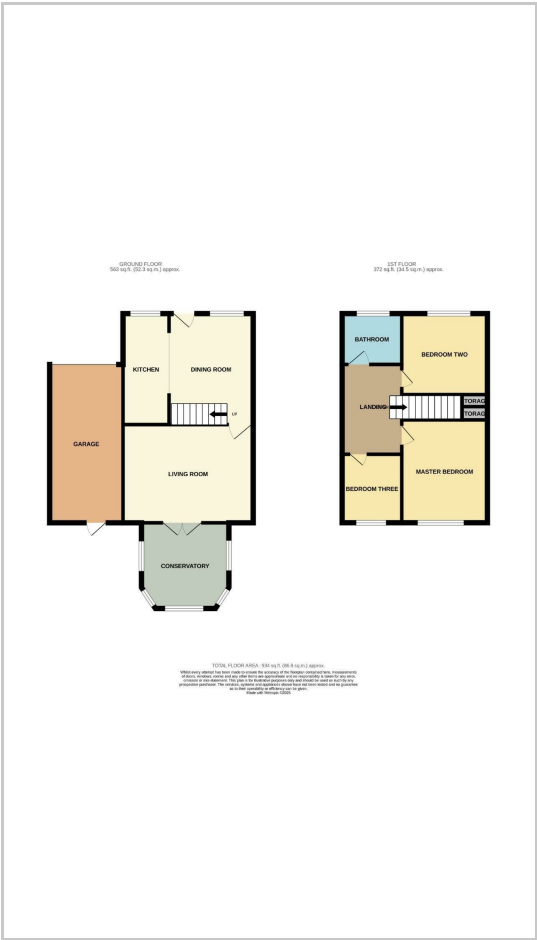
Bathroom 6'6" x 5'6" (2.0m x 1.7m)  
The bathroom contains a bath, WC and wash hand basin.

External  
Externally the property has a driveway and garage to the front, whilst to the rear there is an enclosed garden.

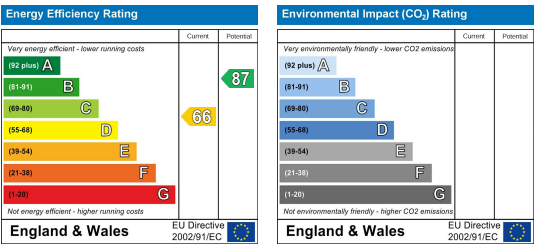
Area Map



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.