



HUNTERS[®]

HERE TO GET *you* THERE

Bousfield Crescent Newton Aycliffe, DL5 4HZ

Bousfield Crescent Newton Aycliffe, DL5 4HZ

By Auction £100,000

*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £100,000 * BIDDING CLOSES 21 AUGUST 2.30PM*
RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

Two bedroomed, bungalow located on Bousfield Crescent in Newton Aycliffe. The property has no onward chain and is located 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 into the living room/dining room, conservatory, kitchen, two bedrooms and bathroom. Externally the property has a driveway and garage to the front providing ample off street parking, to the rear there is a large enclosed garden,

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND 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.
Made with Metroplan 6.0205.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Living Room

16'0" x 9'10"

The living room provides ample space for furniture, open lan leading through to the dining area and large window to the front elevation providing lots of natural light.

Conservatory

8'11" x 8'4"

The conservatory is a great addition to the property, with space for further seating overlooking the garden.

Kitchen

11'1" x 7'6"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, splashbacks and sink/drainер unit. Space is available for freestanding appliances.

Master Bedroom

14'1" x 9'10"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

10'5" x 9'10"

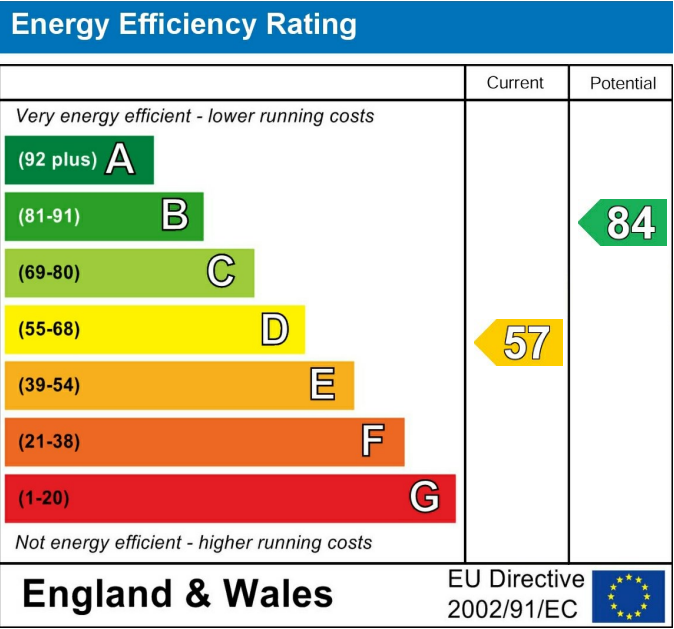
The second bedroom is another double bedroom with window to the rear elevation.

Shower Room

The wet room is fitted with an overhead shower, WC and wash hand basin.

External

Externally the property has a driveway and garage to the front providing ample off street parking, to the rear there is a large enclosed garden,



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.





