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16 North Cottages, School Aycliffe, Newton Aycliffe, DL5
6QD

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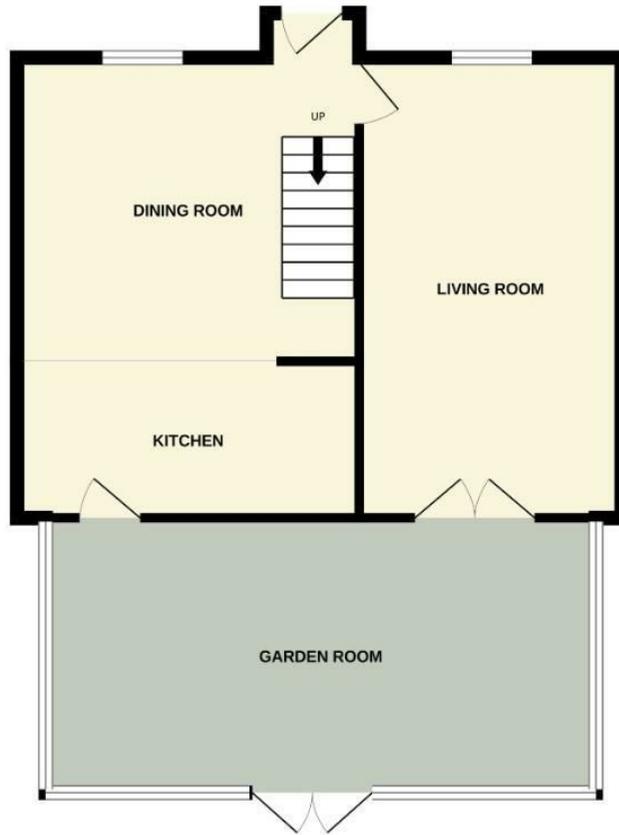
Offers In Excess Of £220,000

Beautifully presented, three bedroomed semi detached family home located on North Cottages in School Aycliffe. The property benefits from a large driveway, detached garage and gardens to the rear. This quiet and sought after village is just a short distance from nearby towns Newton Aycliffe and Bishop Auckland, which provide access to a variety of local amenities such as; supermarkets, high street stores, retail shops, healthcare facilities, schools and restaurants. There is a good public transport system in the area and the A68 and A1(M), for commuters.

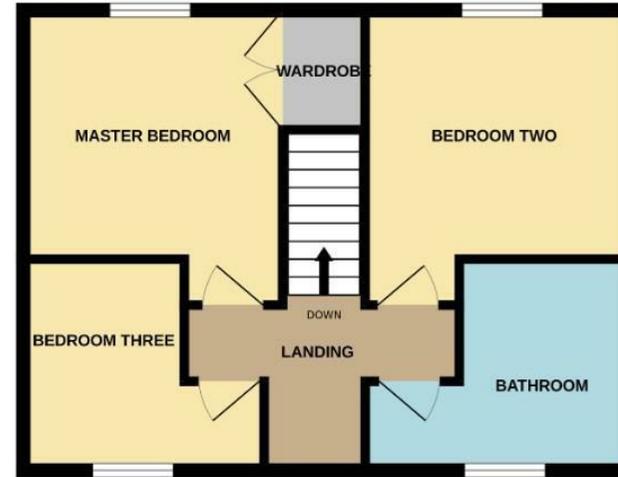
In brief the property comprises; an entry way leading through into the living room, open plan dining room/kitchen and large conservatory to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a large gravelled driveway providing ample off street parking. Whilst to the rear there is an enclosed garden mainly laid to lawn with patio and decked areas great for outdoor seating and the detached garage with up and over door.

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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			
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

18'8" x 10'9"

Spacious and bright living room, providing ample space for furniture, electric fire, neutral decor, large window to the front elevation and access leading into the conservatory.

Dining Room

18'8" x 14'1"

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

Kitchen

18'8" x 14'1"

The kitchen contains a range of white wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drain unit. Benefiting from an integrated oven, microwave, hob and overhead extractor hood along with space for further free standing appliances including plumbing for a dishwasher and washing machine.

Garden Room

20'11" x 11'4"

The gardroom room is a great addition, spanning the full width of the property and providing a further large reception room overlooking the garden.

Master Bedroom

12'1" x 9'10"

The master is a spacious double bedroom, providing space for a king sized bed, built in wardrobe, neutral decor and window to the front elevation.

Bedroom Two

12'1" x 11'0"

The second bedroom is another generous double bedroom with window to the front elevation and neutral decor.

Bedroom Three

9'10" x 8'6"

The third bedroom is a good single size room with window to the rear elevation.

Bathroom

11'5" x 8'3"

The bathroom is fully tiled and fitted with a modern, free standing bath, corner shower, heated towel rail, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally the property has a large gravelled driveway providing ample off street parking. Whilst to the rear there is an enclosed garden mainly laid to lawn with patio and decked areas great for outdoor seating and the detached garage with up and over door.

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
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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.





