

# HUNTERS<sup>®</sup>

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## Stanfield Road

Newton Aycliffe, DL5 5QU

Price £60,000



Two bedroomed terrace property located on Stansfield Road, Newton Aycliffe. Situated close to local facilities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed garden.



Living Room 14'9" x 10'4" (4.5m x 3.16m )  
The living room is a great size, with ample room for furniture and dual aspect windows.

Kitchen 15'3" x 14'9" (4.66m x 4.5m )  
The kitchen contains a range of wall, base and drawer units, work surfaces and sink/drain unit. Space is available for free standing appliances and dual aspect windows.

Master Bedroom 14'9" x 10'4" (4.5m x 3.16m )  
The master bedroom provides space for a double bedroom, further furniture and two windows allowing lots of natural light.

Bedroom Two 12'1" x 9'10" (3.7m x 3.0m )  
The second bedroom is another double room with window to the rear elevation.

Bathroom 9'2" x 4'8" (2.8m x 1.43m)  
The bathroom contains a panelled bath, WC and wash hand basin.

External  
Externally the property has on street parking available to the front, whilst to the rear there is an enclosed garden.

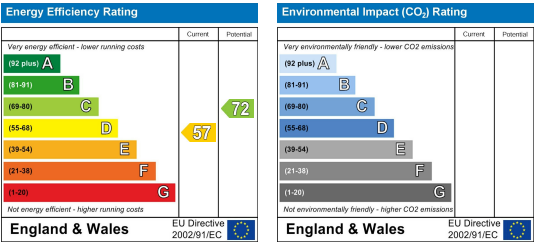
Area Map



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.