

# HUNTERS<sup>®</sup>

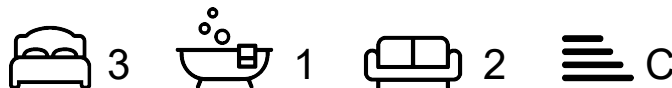
HERE TO GET *you* THERE



## Silkin Way

Newton Aycliffe, DL5 4HD

Offers In Excess Of £100,000



Three bedroomed terraced property located on Silkin Way, Newton Aycliffe offered to the market with no onward chain. Pleasantly positioned 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 open plan living room/dining room and kitchen to the ground floor. The first floor contains the master bedroom two further bedrooms. Externally the property has a small garden to the front, whilst to the rear there is a large low maintenance garden with artificial grass and perimeter borders.



Living/Dining Room 20'11" x 9'2" (6.4 x 2.8)

Spacious living/dining room offering plenty of space for furniture with neutral decor and dual aspect windows allowing lots of natural lights.

Kitchen 10'9" x 7'8" (3.3 x 2.34)

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiles splashbacks, sink/drainers and integrated oven, hob and overhead extractor hood.

Master Bedroom 14'4" x 9'6" (4.37 x 2.9)

Spacious master bedroom with ample space for furniture, neutral decor and window offering lots of natural light.

Bedroom Two 10'9" x 9'10" (3.28 x 3.0)

Another double bedroom with neutral decor and window to the rear elevation.

Bedroom Three 14'4" x 7'10" (4.37 x 2.4)

Spacious single bedroom with neutral decor and fitted storage cupboard.

Bathroom 6'6" x 5'10" (2.0 x 1.8)

Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

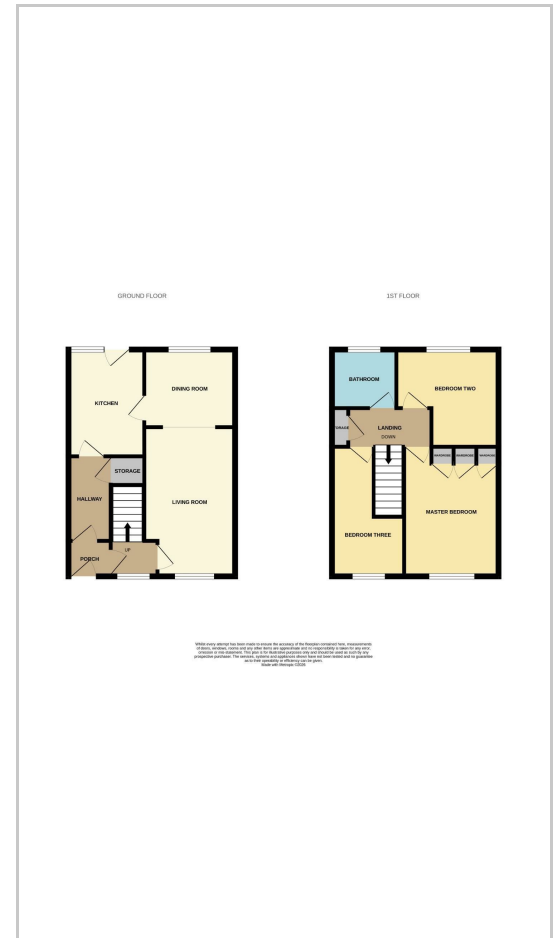
#### External

Externally the property has a small garden to the front, whilst to the rear there is a large low maintenance garden with artificial grass and perimeter borders.

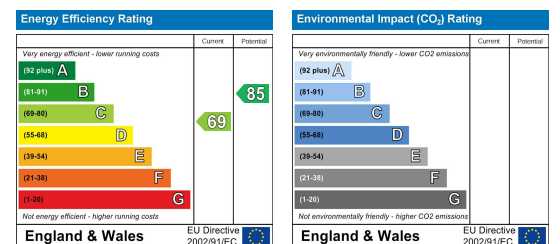
#### Area Map



#### 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.

147-149 Newgate Street, Bishop Auckland, DL14 7EN

Tel: 01388 311582 Email: [bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) <https://www.hunters.com>