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# Tindale Green

## Newton Aycliffe, DL5 7HQ

## Price £80,000

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Spacious three bedroomed property on Tindale Green, Newton Aycliffe offered to the market for sale. There are tenants in situ currently paying £625pcm. The property is located within easy access of a range of recreational facilities such as Newton Aycliffe Leisure Centre, Woodham Golf Club as well as supermarkets and retail stores. For commuters the A1 (M) is nearby whilst there is an extensive public transport system in the area providing access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading through to the open plan living room and dining area, kitchen and WC to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally there is an enclosed low maintenance garden with decked seating area and patio section.

ENTRANCE HALL
Entrance hall leading to the principle reception rooms and stairs ascending to the first floor.

KITCHEN
Kitchen fitted with a range of light wall and base units, complementing work surfaces, tiled splash backs and sink/drainer unit. Integrated electric oven and space is available for free standing appliances.

LIVING ROOM / DINING ROOM
Large open plan living room/dining area which spans the length of the property, benefiting from laminate flooring with ample space for free standing furniture and sliding doors opening to the front elevation.

CLOAKROOM
Cloakroom fitted with a WC.

MASTER BEDROOM
Master bedroom with neutral decor, fitted wardrobes and window allowing plenty of natural light.

BEDROOM TWO
The second bedroom is another double room again with fitted storage cupboard.

BEDROOM THREE
The third bedroom is a single bedroom which could also be utilised as a home office or playroom.

BATHROOM
Bathroom fitted with a WC, wash hand basin and panelled bath. Opaque window to the rear.

EXTERNAL
Externally there is a low maintenance enclosed garden with decking and patio areas.

## 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.
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