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SALES & LETTINGS

Grassholme Place
Newton Aycliffe, DL5 7ES
Offers in the region of £70,000

House - End Terrace



Offered for sale with NO ONWARD CHAIN this END-TERRACE property features an entrance hallway, sizeable living/dining room, kitchen, two double bedrooms and a bathroom with separate WC. Externally there is an enclosed paved garden. Equipped with gas central heating to radiators, (boiler installed March 2025), and uPVC double glazing the property lies within the popular "Horndale" area of Newton Aycliffe and is close to local schooling and bus routes.



- End terrace
- Sizeable living/dining room
- Family bathroom with overhead electric shower
- Enclosed garden
- "Horndale" location
- Entrance hallway with built-in storage cupboards
- Two double bedrooms, (each with built-in storage)
- Separate WC
- No onward chain
- Ideal starter home or BTL investment

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler installed March 2025), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Buyer(s) Identification Checks

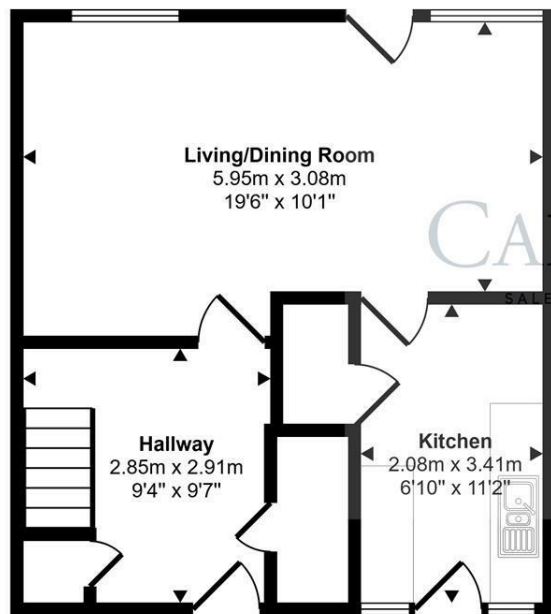
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Property Size

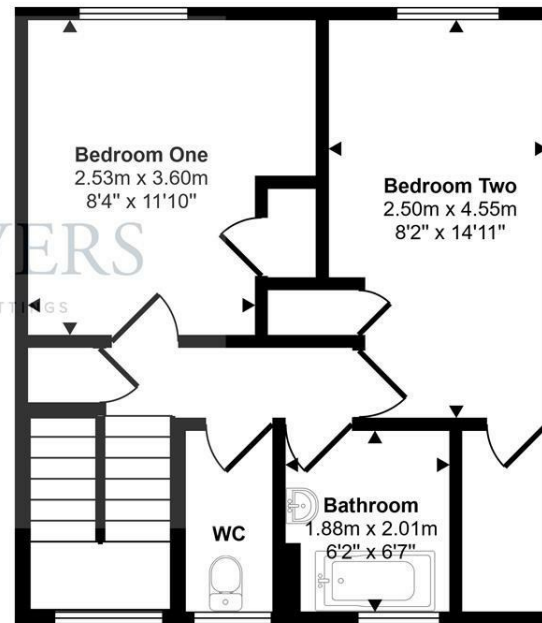
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft



First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
775.01 sq ft

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