

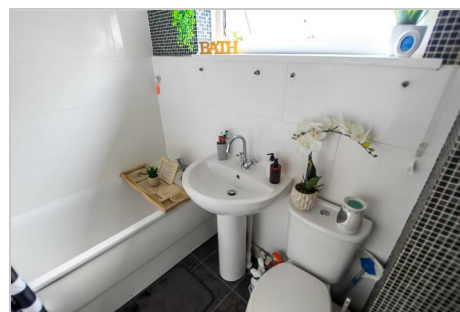
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NICK & GORDON
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Bates Close, Newton Aycliffe, DL5 7NH
Offers in the region of £64,950

****INVESTMENT OPPORTUNITY**** An opportunity to purchase this 3 BEDROOM mid-link property offered for sale as an investment opportunity with an existing tenant in situ. Equipped with gas central heating to radiators and uPVC double glazing, the property features a GROUND FLOOR WC, fitted kitchen and an enclosed garden.



Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Ground Floor

A uPVC double glazed door opens to a roomy entrance hallway with access to both the ground floor WC, lounge/dining room and fitted kitchen. A staircase leads to the first floor landing. The kitchen is fitted with a range of floor and wall mounted units with built-in cooking appliances and there is an "L" shaped lounge/dining room to the rear of the property.

First Floor

The first floor includes two double and one single bedroom with family bathroom/WC having overhead shower.

Externally

There is a low-maintenance enclosed garden with useful brick shed.

Entrance Hallway

WC

Lounge/Dining Room

17'1" max x 15'4" (5.23m max x 4.69m)

Kitchen

11'3" x 9'0" max (3.44m x 2.76m max)

First Floor Landing

Bedroom One

14'4" max x 9'6" (4.39m max x 2.90m)

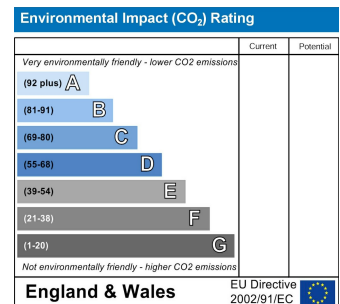
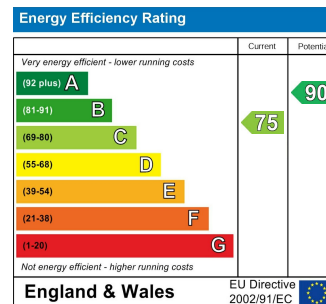
Bedroom Two

14'0" max x 8'3" (4.27m max x 2.53m)

Bedroom Three

9'2" x 6'5" (2.81m x 1.97m)

Bathroom/WC



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MAB 6202



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80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk