



The Green, Aycliffe Village, DL5 6LU

Offers over £200,000

For sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee.

Occupying a beautiful position overlooking Aycliffe Village green, this delightful detached house offers a perfect blend of comfort and convenience.

The large living room, which overlooks the rear garden, provides a welcoming atmosphere for family gatherings or quiet evenings in. The well-appointed kitchen/breakfast room is perfect for casual dining, while a convenient ground floor WC adds to the practicality of the layout.

The garage has been converted to create additional ground floor space, enhancing the versatility of this lovely home.

Upstairs, you will find four generously sized bedrooms, including a principal bedroom, ensuring privacy and comfort. The additional three bedrooms are well-suited for family, guests, or even a home office, while the family bathroom/WC caters to the needs of the household.

The property is set in a picturesque location, overlooking the beautiful Aycliffe Village Green, providing a tranquil setting for outdoor activities. The sizeable enclosed garden at the rear is perfect for children to play or for hosting summer barbecues, and it also features a useful storage shed for your gardening tools.

With a driveway and no onward chain, the property is ideally located for access to nearby Darlington, Newton Aycliffe and the A1(M).

4 bedroom/s
House - Detached

Council Tax: Durham County Council Band D
Tenure: Freehold
EPC Rating: D

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Agents Notes

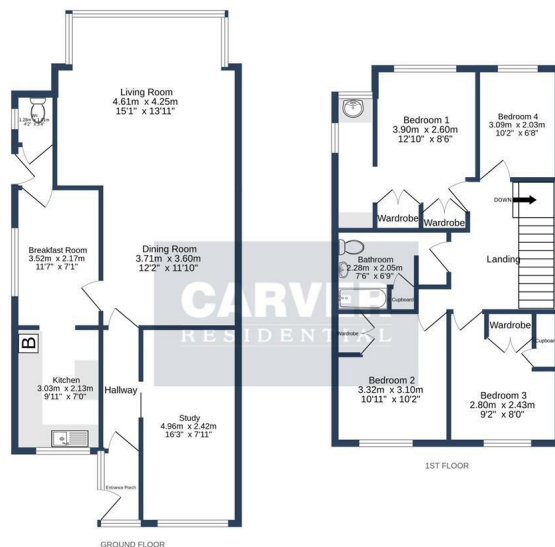
Tenure:- Freehold

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

uPVC double glazing throughout

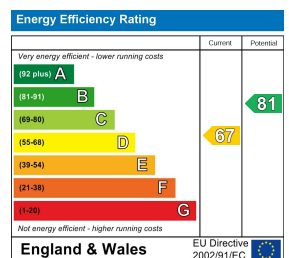
Council Tax:- Band D

Local Authority:- Durham County Council



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