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Cypress Grove

School Aycliffe, Newton Aycliffe, DL5 6GP

**Offers in the region of £109,995**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



Offered for sale with NO ONWARD CHAIN this lovely mid-link property features a GROUND FLOOR WC, modern REFURBISHED FITTED KITCHEN/DINER and an ENCLOSED REAR GARDEN.

This mid-link property would make an ideal starter home or suit anyone wishing to downsize. An internal viewing will reveal an inviting entrance hallway with ground floor WC, a beautiful refurbished fitted kitchen/diner with concealed gas central heating boiler, (replaced September 2021), whilst to the rear of the property there is a lounge with French doors opening to the enclosed rear garden.

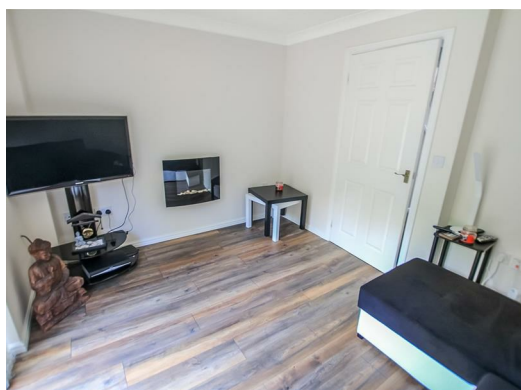
The first floor includes a double bedroom to the front with built-in wardrobes, a second bedroom to the rear and a bathroom/WC with overhead shower.

Externally there is parking to the front of the property with attractive enclosed wood decked and lawned rear gardens.

Cypress Grove is pleasantly located on the highly regarded "Chesnuts" development which itself lies within the Darlington Borough between Heighington and Newton Aycliffe. The location is ideally situated for access to nearby Darlington, Bishop Auckland and the A1M.







### Agents Notes

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

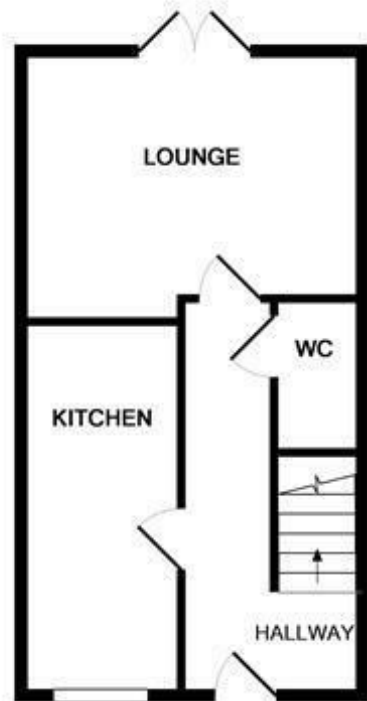
uPVC double glazed windows and French doors

Replacement gas central heating boiler, (September 2021)

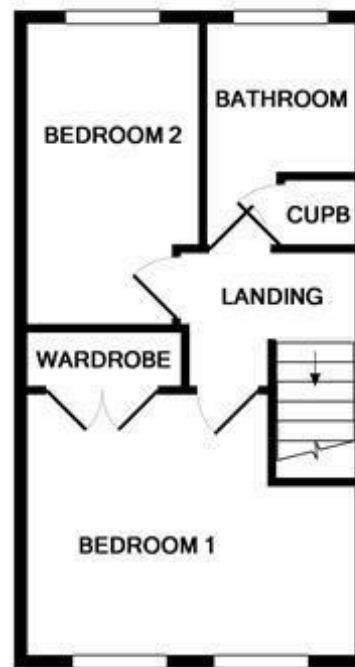
Council Tax - Band B

Darlington Borough Council

The property is offered for sale with NO ONWARD CHAIN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>91</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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