



## Arrowsmith Square

Newton Aycliffe DL5 5RB

£110,000



VENTURE  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Arrowsmith Square

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- Mid Terrace
- No Onward Chain

**Viewing** Highly recommended for this three bedroom mid terraced property comes to the market with no onward chain and is located in this quiet residential area in Newton Aycliffe and is within walking distance to the much improved town centre and also major road links to the A1M north and south.

The property in our opinion would be the perfect first time home or investor and viewing is recommended.

## Entrance Hall

Upvc door to the front, radiator and staircase to the first floor.

## Lounge

13' x 10'11 (3.96m x 3.33m)  
Upvc double glazed window to the front, radiator.

## Dining Room

10'10 x 9'5 (3.30m x 2.87m)  
Radiator and french doors to the rear.

## Kitchen

11' x 8'4 (3.35m x 2.54m)  
Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, stainless steel sink unit, space for fridge, space for washer, under stairs storage, radiator and upvc door to the rear.

- Three Bedrooms
- Council Tax Band A

- EPC Rating C

## First Floor

Landing. With storage cupboard.

## Bedroom 1

13' x 9'10 (3.96m x 3.00m)  
Upvc double glazed window to the front, radiator.

## Bedroom 2

13'5 x 9'6 (4.09m x 2.90m)  
Upvc double glazed window to the rear, radiator.

## Bedroom 3

11'3 x 5'11 (3.43m x 1.80m)  
Upvc double glazed window to the front, storage cupboard and radiator.

## Bathroom

Two upvc double glazed windows to the rear, fitted with a suite comprising bath with shower and shower screen, low level wc, wash hand basin, heated towel rail, vinyl flooring.

## Externally

The front of the property is block paved. To the rear the garden is laid to lawn with block paved and patio areas and a garden shed.

## Council Tax

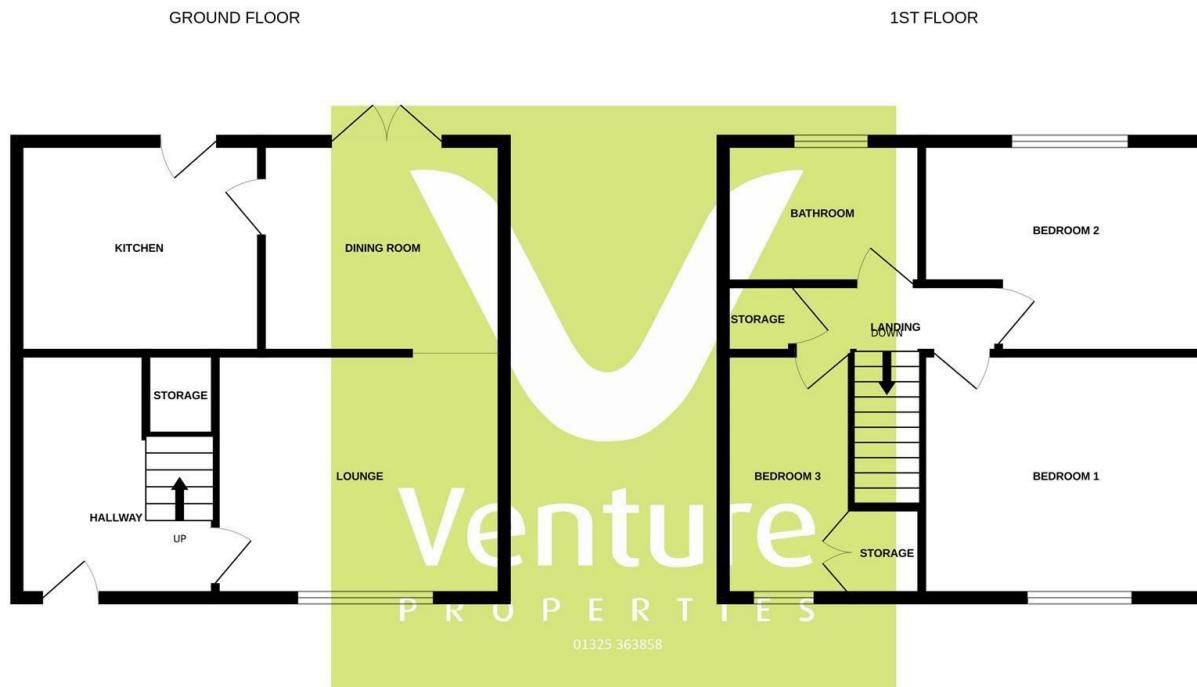
Band A

## Tenure

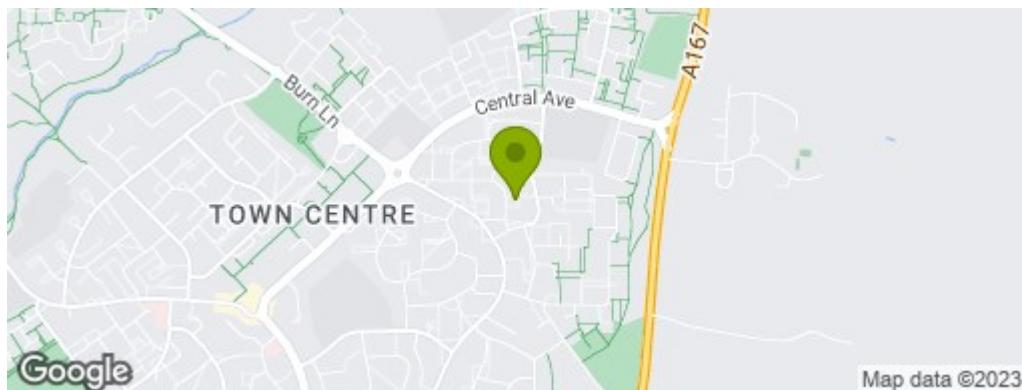
This property is freehold

## Note

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Property Information

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