



VENTURE  
PLATINUM

Chestnut Way | Newton Aycliffe  
Offers Over £195,000



\*\*\* Unexpectedly back to market \*\*\* Welcome to Chestnut Way, Newton Aycliffe - an immaculately presented, updated and improved three storey semi-detached house that is sure to appeal to a variety of purchasers. This delightful property boasts a spacious reception room leading out to the professionally landscaped rear garden, perfect for entertaining guests or relaxing with your loved ones. With three well proportioned bedrooms, there's plenty of space for the whole family to unwind and make memories.

One of the standout features of this home is the professionally landscaped beautiful gardens, creating a serene outdoor space where you can enjoy the fresh air and soak up the sunshine. Additionally, the property comes with an ADT Alarm system, generous parking facilities, making your daily commute a breeze.

With no onward chain, you can move into this updated and improved house seamlessly. The property is meticulously presented, showcasing a blend of modern touches and traditional charm that will make you feel at home.

Don't miss out on the opportunity to own this wonderful property in Newton Aycliffe. Book a viewing today and experience the magic of Chestnut Way for yourself!

#### Entrance Hall

Composite door to front, porch area with Kardene flooring and wall panelling. There is a staircase to the first floor and a radiator.

#### Kitchen/Diner 4.06m x 3.48m (13'04 x 11'05)

Upvc double glazed window to front, fitted with sage wall, base and drawer units, white sink and gold tap, Indesit electric hob and oven with extractor over and matching splashback. There is an integrated fridge freezer, washing machine and dishwasher with space for a tumble dryer. Karndene flooring, bespoke lighting and radiator.

#### Lounge 4.45m x 3.56m (14'07 x 11'08)

With double doors to rear, under stairs storage, Karndean flooring and radiator.

#### Downstairs Cloaks

Upvc double glazed obscure window to front, low level w/c, wash hand basin, Karndean flooring and radiator.

#### Extra Landing Space

Upvc double glazed window to front, this area could potentially be utilised as an office space or dressing area. There is a handy storage cupboard with double electric socket inside and two radiators.

#### Bedroom Two 2.64m x 4.47m (8'08 x 14'08)

Upvc double glazed window to front and radiator.

#### Bedroom Three 2.87m x 2.44m (9'05 x 8'00)

Upvc double glazed window to rear and radiator.

#### Bathroom

With an obscure Upvc double glazed window to the side. Fitted with a modern suite comprising panelled bath with mixer taps and spray attachment, low level w.c. and wash hand basin, vinyl flooring and radiator.

#### Staircase/Second Floor

With built in wardrobes with sliding doors.

#### Bedroom One 4.47m x 5.26m (14'08 x 17'03)

Dormer window to front and radiator.





#### En-Suite

Velux window to rear, fitted with a shower cubicle, low level w/c, wash hand basin. There is also a storage cupboard and access to the attic.





#### Externally

To the rear is a stunning professionally landscaped garden with composite decking and patio areas, the latter with porcelain tiles. Raised flower beds, astro turf and gated access. There is also access to running water and 32amp power supply with double socket.

To the front there is access to the Garage which is fitted with an up and over door, with power and lighting. There is also ample parking for multiple vehicles on the drive.

#### Council Tax

Band C

Tenure



### 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

### Property Information

Local Authority

Durham

Council Tax

Band:

C

Annual Price:

£2,161

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,108 ft<sup>2</sup> / 103 m<sup>2</sup>

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

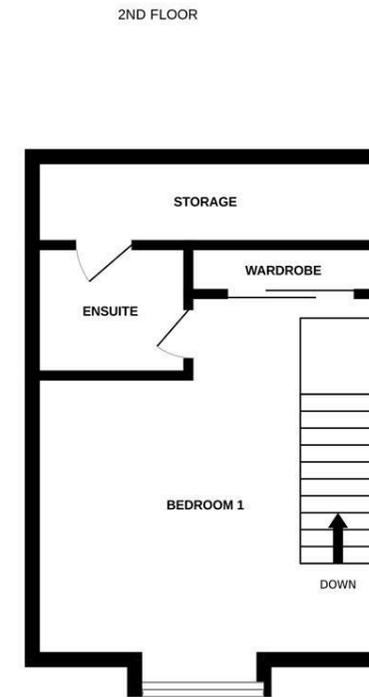
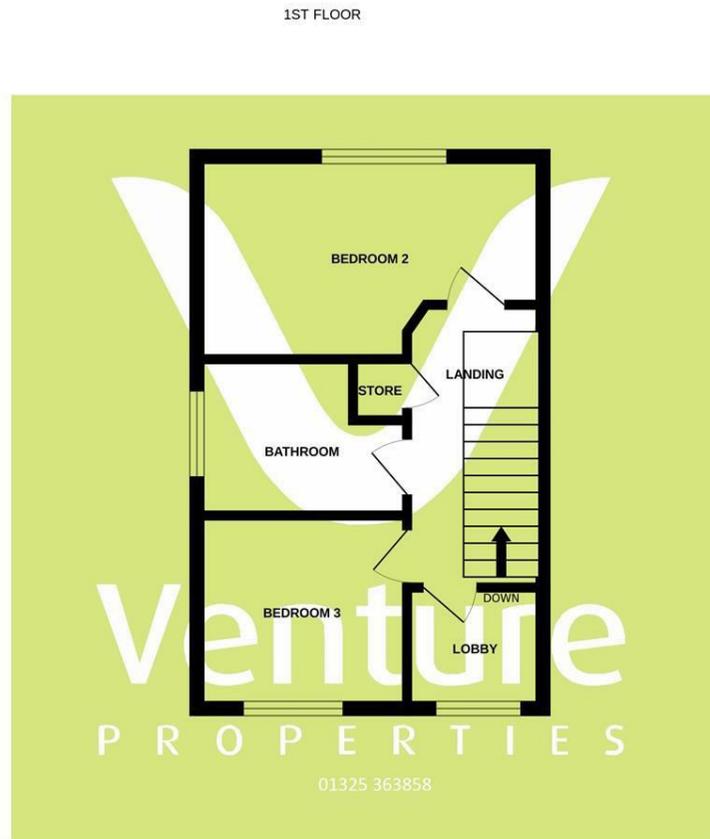
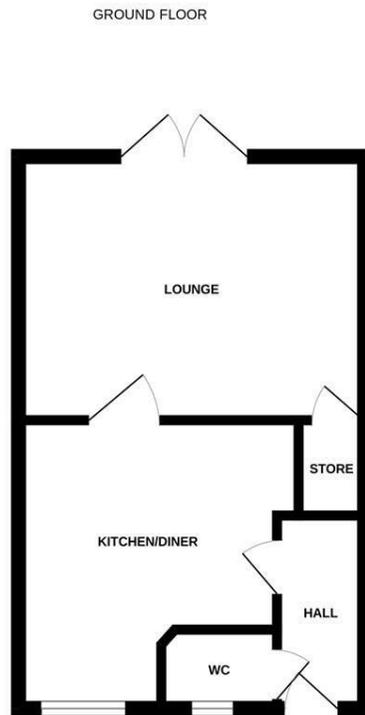
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# 60 Chestnut Way | Newton Aycliffe



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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