



**Colwell Court**  
Newton Aycliffe DL5 7PS  
£140,000





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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# Colwell Court

Newton Aycliffe DL5 7PS



- Three Bedrooms
- Gardens Front And Rear

This three bedroom semi-detached property is pleasantly situated on the Greenfields Estate close to local shops and amenities and placed between popular primary and secondary schools. The property comes to the market with gas central heating, sealed unit double glazing.

Internal viewing is highly recommended at the earliest opportunity.

In brief the accommodation comprises of Entrance Hallway, Living Room, open plan Dining Kitchen, Three Bedrooms to the first floor, Family Bathroom/WC. Off street parking with gardens to the front and rear.

## Entrance Hallway

With upvc double glazed door and staircase to the first floor.

## Lounge

13'5" x 11'6" (4.11 x 3.53)

Situated to the front. With feature fireplace with gas fire, gas central heating radiator and doors opening up into dining kitchen.

## Dining Kitchen

DINING ROOM AREA: 10'7 x 8'5. Situated to the rear. With double glazed patio doors, laminated flooring, understairs storage cupboard and gas central heating radiator.

KITCHEN AREA: 10'7 x 7'6. Situated to the rear. With a quality range of wall, floor and drawer units with contrasting work surfaces, integrated electric oven and hob with overhead extractor unit, double glazed window, part tiled walls, plumbing connections for an automatic washing machine and laminated flooring.

- Semi Detached
- Council Tax Band B

- Off Street Parking
- EPC Rating D

## Dining Kitchen

### First Floor

Landing. With storage cupboard and loft access.

### Bedroom 1

11'6" x 8'5" (3.53 x 2.57)

Situated to the front. With built in wardrobes, built in storage cupboard, TV alcove and radiator.

### Bedroom 2

9'6" x 9'3" (2.92 x 2.82)

Situated to the rear. With gas central heating radiator, coved ceiling and double glazed window.

### Bedroom 3

9'10" x 5'11" (3.00m x 1.80m)

Situated to the rear. With gas central heating radiator, double glazed window and telephone connection point.

## Bathroom

With a suite comprising, paneled bath with overhead shower, pedestal wash hand basin, low level WC, part tiled walls, gas central heating radiator and sealed unit double glazed window.

## Externally

The property stands within a cul-de-sac location having gardens to the front and rear. The rear garden being mainly laid to lawn with patio area. To the front of the property there is excellent off street parking for two cars.

## Council Tax

Band B

## Tenure

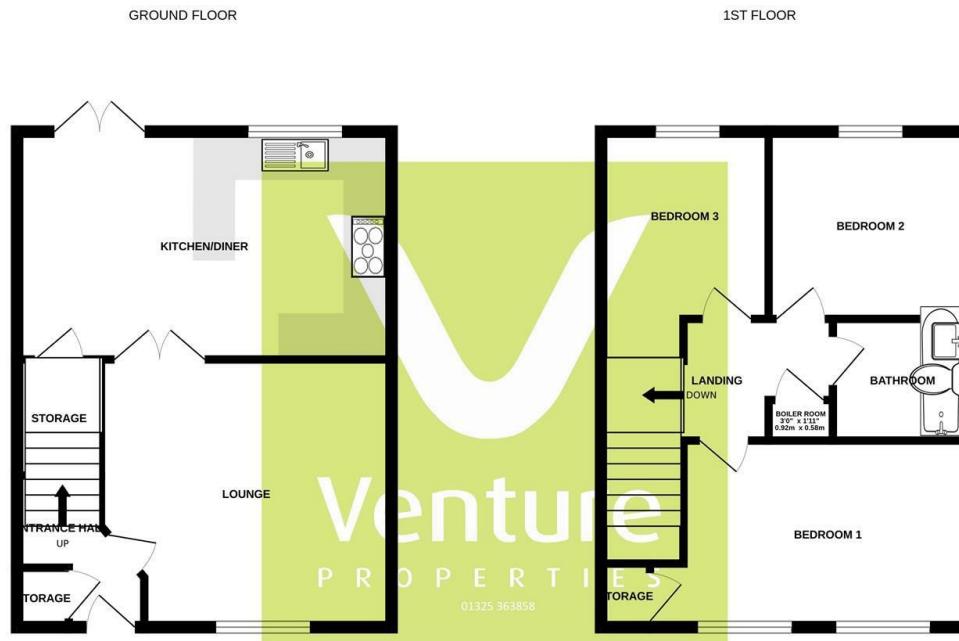
This property is freehold

## Note

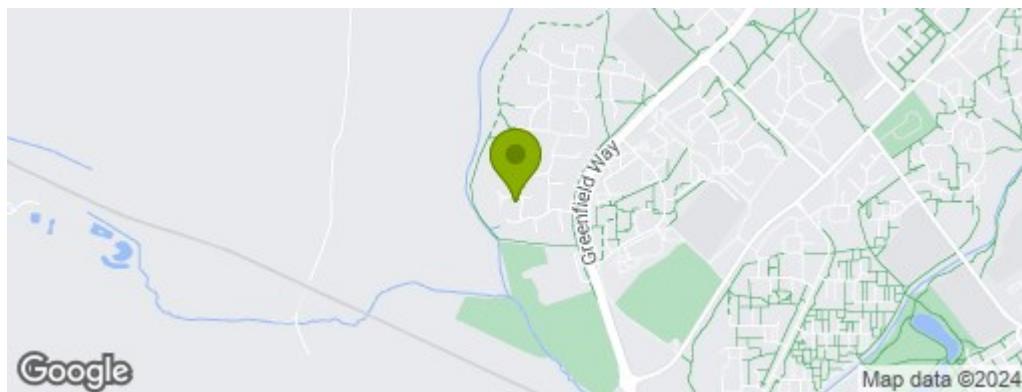
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## Photo's

These photo's were taken pre-tenancy



Whilst every attempt has been made to insure 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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