



## Arrowsmith Square

Newton Aycliffe DL5 5RB

Offers In The Region Of £114,995





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.



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.



# Arrowsmith Square

Newton Aycliffe DL5 5RB



- Three Bedroom Property
- Easy Access to Dog Walking Areas
- Ready to Move Into

- Newton Aycliffe Location
- Council Tax Band A
- Excellent Transport and Travel Links

- Close to Local Amenities & Town Centre
- Epc Rating D
- Enclosed Rear Garden

Located on Arrowsmith Square, Newton Aycliffe, this recently updated terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With its deceptively spacious layout, the property boasts a well proportioned reception room, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the large open-plan kitchen and dining area, featuring a newly fitted kitchen that combines modern aesthetics with functionality. This inviting space is perfect for family meals or hosting friends, making it a delightful hub for daily living. There is also a utility/inner lobby perfect for storage.

The property comprises three comfortable bedrooms, ideal for restful nights, and a well-appointed bathroom and separate w.c. Its proximity to Newton Aycliffe Town Centre ensures that you are never far from essential amenities, shops, and local services, enhancing the convenience of daily life.

With no onward chain, this terraced house is ready for you to move in and make it your own. Whether you are looking to invest in a promising property or seeking your first home, this charming residence offers a wonderful blend of space, style, and location. Do not miss the chance to view this delightful home in a thriving community.

## Entrance Hallway

Upvc door to front and staircase to first floor landing.

## Lounge

11'01 x 12'11 (3.38m x 3.94m)

Upvc double glazed bow window to front, fireplace and radiator.

## Kitchen/Diner

22'04 x 8'04 (6.81m x 2.54m)

Two Upvc double glazed windows and door to rear, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a fridge freezer, washing machine and table and chairs. Part tiled walls, tiled floor and radiator.

## Inner Lobby

Radiator.

## First Floor Landing

### Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'02 x 9'06 (3.40m x 2.90m)

Upvc double glazed window to rear, storage cupboard and storage cupboard housing boiler. Radiator.

### Bedroom Three

11'05 x 6'00 (3.48m x 1.83m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin, pvc walls and vinyl floor.

## Separate W.C

Upvc double glazed obscure window to rear and w.c.

## Externally

To the front there is an enclosed courtyard with gated access.

To the rear there is an enclosed garden mainly laid to paving with shed.

## Tenure

Freehold

## Property Details

Local Authority: Durham

Council Tax Band: A

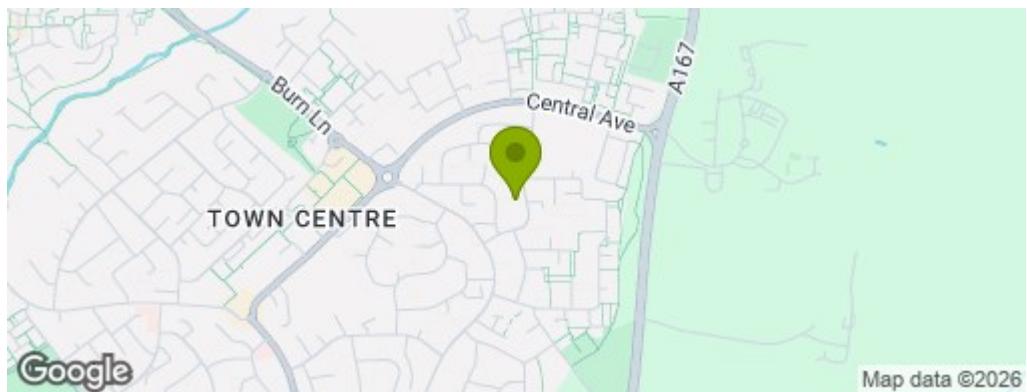
Annual Price: £1,701

Conservation Area No

Flood Risk Very low  
Floor Area 1,001 ft 2 / 93 m 2  
Plot size 0.04 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
15 Mbps  
Superfast  
79 Mbps  
Ultrafast  
2000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## 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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)