



Hartley Road
Newton Aycliffe DL5 4NR

Or Nearest Offer £80,000





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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Hartley Road

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- Two Bedroom Link Home
- Conservatory
- EPC Rating C

- Gardens Front And Rear
- Must Be Seen
- No Chain

- Garage To Rear
- Ideal Home
- Council Tax Band A

Garage to the rear. Nestled on Hartley Road in the sought-after area of Newton Aycliffe, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a neat and tidy interior, offering a welcoming atmosphere that is sure to appeal to many.

Upon entering, you will find a well-proportioned reception room that provides a perfect space for relaxation and entertaining. The home features two comfortable bedrooms, ideal for restful nights and personal retreats. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the delightful conservatory at the rear, which not only enhances the living space but also allows for an abundance of natural light to flood in. This versatile area can be used as a dining space, a playroom, or simply a tranquil spot to enjoy the garden views.

The south-facing garden is a true gem, providing a sunny outdoor space perfect for gardening enthusiasts or those who enjoy al fresco dining. Additionally, the property includes a garage, offering valuable storage or parking options.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and recreational facilities, making it a practical choice for families and professionals alike. With its appealing features and prime location, this terraced house on Hartley Road is a wonderful opportunity not to be missed.

Entrance Hallway

Staircase to first floor.

Lounge

9'6" x 19'4" (2.9 x 5.9)

Running front to rear with double glazed window, feature fire, gas central heating radiator and patio doors opening in to conservatory.

Conservatory

8'10" x 8'6" (2.7 x 2.6)

Situated to the rear with double glazed window and doors to landscaped garden.

Kitchen Dining Room

11'9" x 16'4" (3.6 x 5.0)

Running front to rear with a modern range of wall and floor units with contrasting work surfaces, cooker connection point, plumbing for an automatic washing machine, double glazed window and door to rear.

First Floor

Landing with storage cupboard housing boiler.

Bedroom 1

14'9" x 8'6" (4.5 x 2.6)

Situated to the front with double glazed window and central heating radiator.

Bedroom 2

9'6" x 12'1" (2.9 x 3.7)

Situated to the front with double glazed window and gas central heating radiator.

Bathroom/W.C

With a modern suite comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C.

Externally

The property stands on a prime site having gardens to the front and rear, the rear garden has been landscaped with access leading to a single garage.

Council Tax

Band A

Tenure

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

Property Information

Local Authority

Durham

Council Tax

Band:

A

Annual Price:

£1,621

Conservation Area

No

Flood Risk

No Risk

Floor Area

710 ft 2 / 66 m²

Plot size

-

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

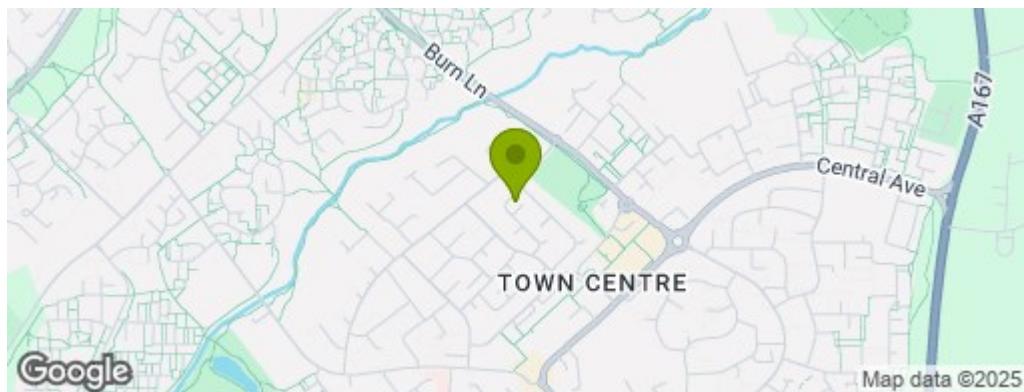
Satellite / Fibre TV Availability

BT

Sky



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 equipment 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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