



VENTURE  
PLATINUM

The Orlands | Newton Aycliffe

£115,000



This charming two bedroom cottage is located in the popular Aycliffe Village within short proximity to Darlington and Newton Aycliffe and perfect for commuting to major road links both North and South. The property was built approximately 40 years ago and is offered to the market with No Onward Chain and would be suitable for a variety of buyers including first time buyers, investors or for those wishing to enjoy village life.

The property has been designed to offer well proportioned rooms and has an enclosed courtyard to the rear and parking to the front.

#### **Lounge 4.75m x 3.94m (15'07 x 12'11)**

With window and door to the front, staircase to the first floor and radiator.

#### **Kitchen/Dining Room**

With a door to the rear courtyard, fitted with a range of wall, base and drawer units, breakfast island, one and a half sink unit with mixer taps and space for appliances.

#### **Staircase/Landing**

#### **Bedroom One 3.68m x 3.33m (12'01 x 10'11)**

With window to the front storage cupboard and radiator.

#### **Bedroom Two 5.03m x 2.41m (16'06 x 7'11)**

With window to the rear, radiator and wardrobes with sliding doors housing the hot water tank.

#### **Family Bathroom**

With a window to the side of the property. Fitted with a coloured suit comprising bath, shower cubicle, low level w.c. and wash hand basin.

#### **Externally**

There is a paved enclosed courtyard to the rear with gated side access. (Neighbouring property has right of access to courtyard.)

#### **Street View**

#### **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

#### **Tenure**

This property is Freehold

#### **Council Tax Band**

Band A



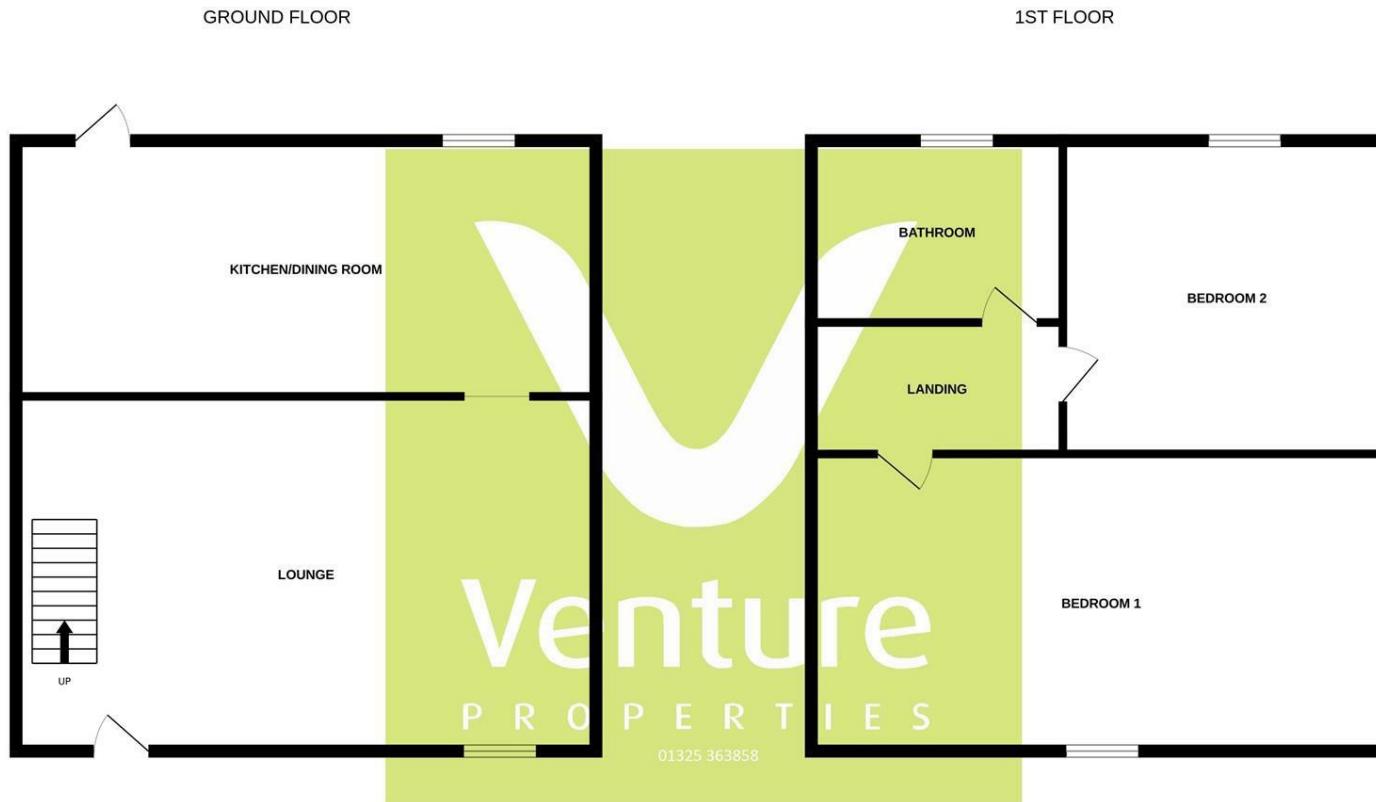








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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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