



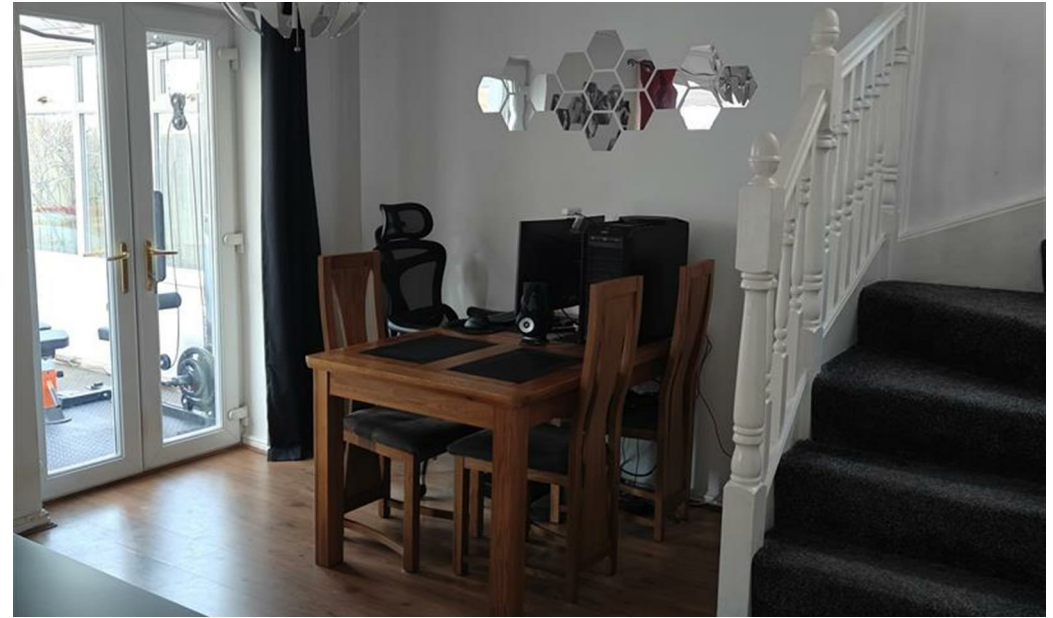
**Cheltenham Way**

Newton Aycliffe DL5 4YD

**Asking Price £195,000**







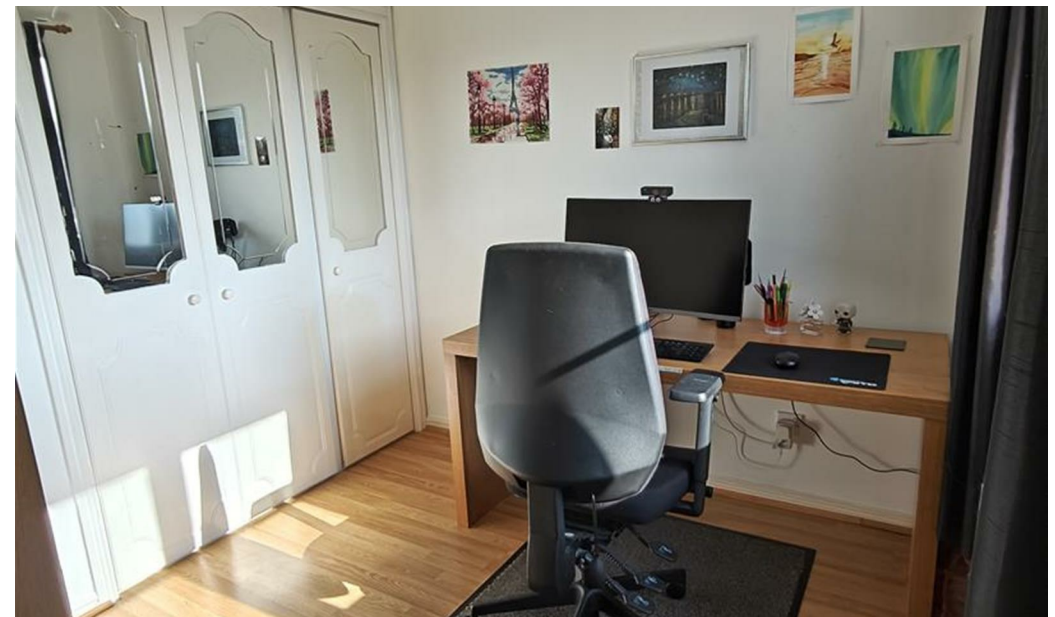
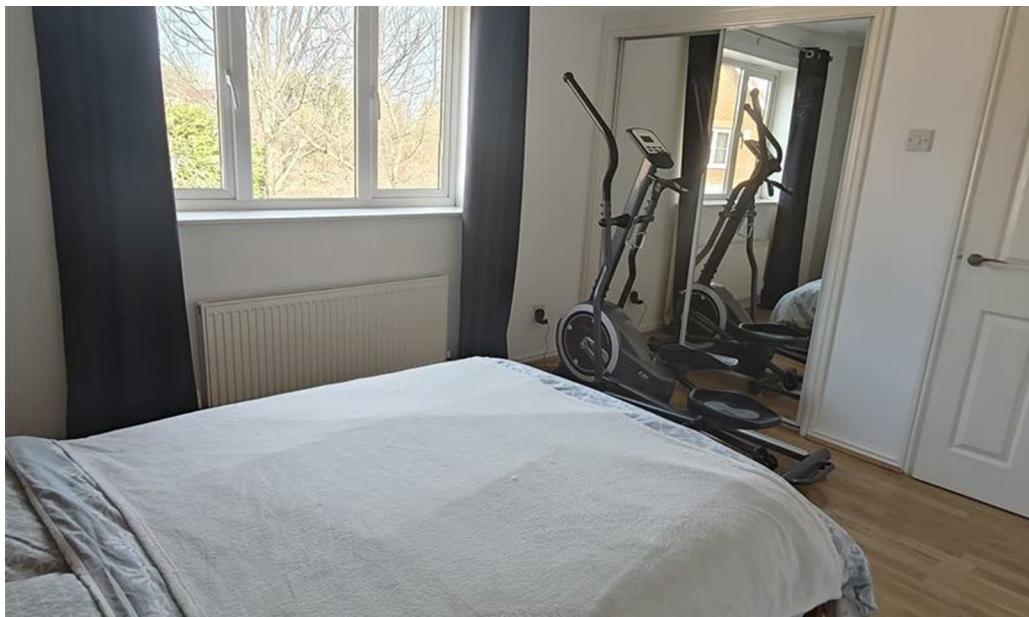
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# Cheltenham Way

Newton Aycliffe DL5 4YD



- Three Bedroom Detached Property
- Garage and Off Street Parking

- Quiet Newton Aycliffe Location
- Council Tax Band C

- Gardens to Front and Rear
- Epc Rating D

Three bedroom detached property offered to the market with no onward chain and situated within a quiet residential area in the popular Woodham Village area of Newton Aycliffe.

The property is close to schools, shops, amenities and bus routes etc and benefits from Upvc double glazing, gas central heating, well maintained gardens to the front, side and rear and boasts off street parking and an integral garage. The property has benefitted from a replaced En-suite and ground floor cloakroom/w.c.

The property would suit a variety of purchasers and viewing is recommended.

## Entrance Hall

Upvc double glazed door to front, radiator and vinyl flooring.

## Integral Garage

With power and light and up and over door, accessed from the hallway.

## Lounge/Diner

18'11 x 13'1 (5.77m x 3.99m)

Open plan with Upvc double glazed, double doors to rear and double glazed double doors to the Conservatory. Coving to ceiling, wall mounted electric fire, staircase to first floor landing and radiator.

## Kitchen

12'7 x 8'1 (3.84m x 2.46m)

Upvc double glazed window to front, Walnut wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, four ring hob with extractor over and stainless steel splashback, with electric fan oven. Integrated fridge freezer and dishwasher and space for a washing machine. Breakfast bar to provide seating and spotlights top ceiling. New York style, part tiled walls and tiled floor.

## Conservatory

Part wall, part double glazed with apex roof. Upvc double glazed, double doors to side and laminate flooring.

## Ground Floor Cloaks

Upvc double glazed obscure window to side, low level w.c, wash hand basin in vanity, radiator and vinyl flooring.

## First Floor Landing

Open and airy staircase with access to part boarded loft via drop down ladder.

## Bedroom One

13'1 x 11'6 (3.99m x 3.51m)

Upvc double glazed window to front, double storage cupboard and radiator. Access to en-suite.

## En-Suite

Walk in shower, low level w.c, wash hand basin in vanity and heated towel rail and vinyl flooring.

## Bedroom Two

13'2 x 9'5 (4.01m x 2.87m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors, radiator and vinyl flooring.

## Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Upvc double glazed window to front, fitted wardrobes with part mirrored doors, radiator and laminate flooring.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer and spray. Low level w.c, wash hand basin, part tiled walls and vinyl floor.

## Externally

To the front is a driveway allowing access to the garage, which has a remote operated automatic door. Gated side access to rear.

To the rear there are both patio and lawn areas with well established borders.

## Tenure

Freehold

## Property Details

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,161

Conservation Area: No

Flood Risk: High

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

27 Mbps

Superfast

74 Mbps

Satellite / Fibre TV Availability

BT

Sky

## 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

GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1786 sq.ft. (165.9 sq.m.) approx.

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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## Property Information

**01325 363858**

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