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**NICK & GORDON**  
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RESIDENTIAL



**Priestman Road, Newton Aycliffe, DL5 4EY**  
**Offers in the region of £105,000**

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property features a LOFT CONVERSION which could be utilised for a number of purposes including an occasional bedroom, hobby room or home office. The property features a SIZEABLE ENCLOSED REAR GARDEN and is within walking distance of local schooling and Newton Aycliffe Town Centre.





## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN

An entrance vestibule provides access to a dual aspect lounge/dining room with French doors providing good natural light and opens to the sizeable enclosed rear gardens. There is also a fitted kitchen with a matching range of floor and wall mounted units with built-in cooking appliances.

## First Floor

There are 3 bedrooms to the first floor together with a family bathroom/WC. In addition there is a useful loft room which could be utilised for a number of purposes including occasional bedroom, hobby room or home office.

## Externally

There are gardens to both the front and rear of the property with the rear garden considered to be larger than average.

## Entrance Vestibule

## Living/Dining Room

22'10" x 9'2" (6.96m x 2.80m)

## Kitchen

18'0" x 8'4" max (5.49m x 2.55m max)

## First Floor Landing

## Bedroom One

14'0" x 9'5" (4.29m x 2.89)

## Bedroom Two

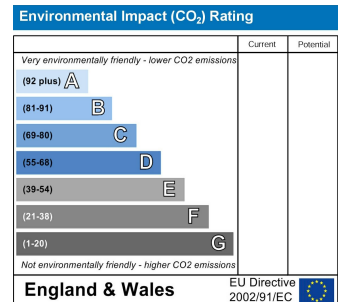
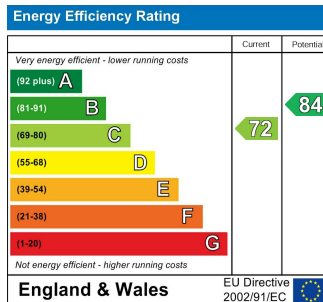
13'10" x 7'9" max (4.23m x 2.37m max)

## Bedroom Three

10'8" max x 8'9" max (3.27m max x 2.67m max)

## Family Bathroom/WC

## Attic Room



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