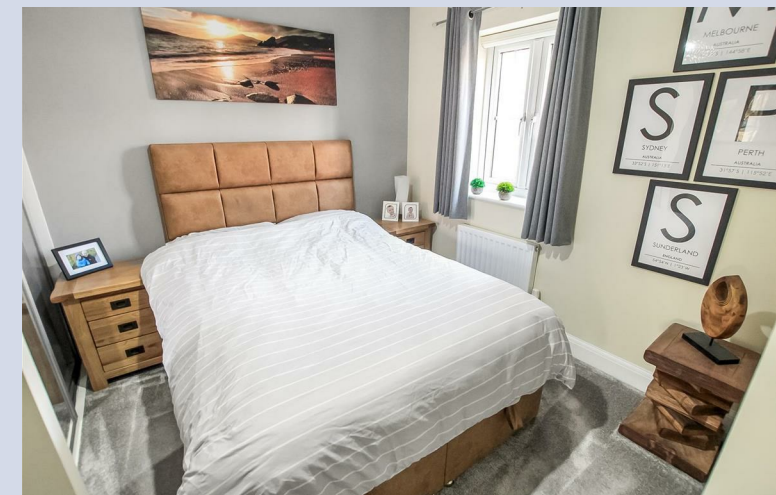




A beautifully presented SEMI-DETACHED property, not overlooked to the front or rear, pleasantly situated on this popular development close to Heighington, Newton Aycliffe, Darlington and the A1(M). An internal viewing will reveal an entrance hallway, ground floor WC, fitted kitchen with integrated appliances and a lovely lounge/dining room with French doors opening to the rear garden. The first floor features a principal bedroom with en-suite shower room/WC, two further bedrooms and a family bathroom/WC. Externally there is a block paved driveway extending to the side of the property with EV charge point and attractive enclosed gardens to the rear with garden shed and external tap. The property also benefits from the remaining balance of the original builders NHBC warranty, (expires January 2029).





Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators / boiler serviced November 2024), electricity & drainage

uPVC double glazing throughout

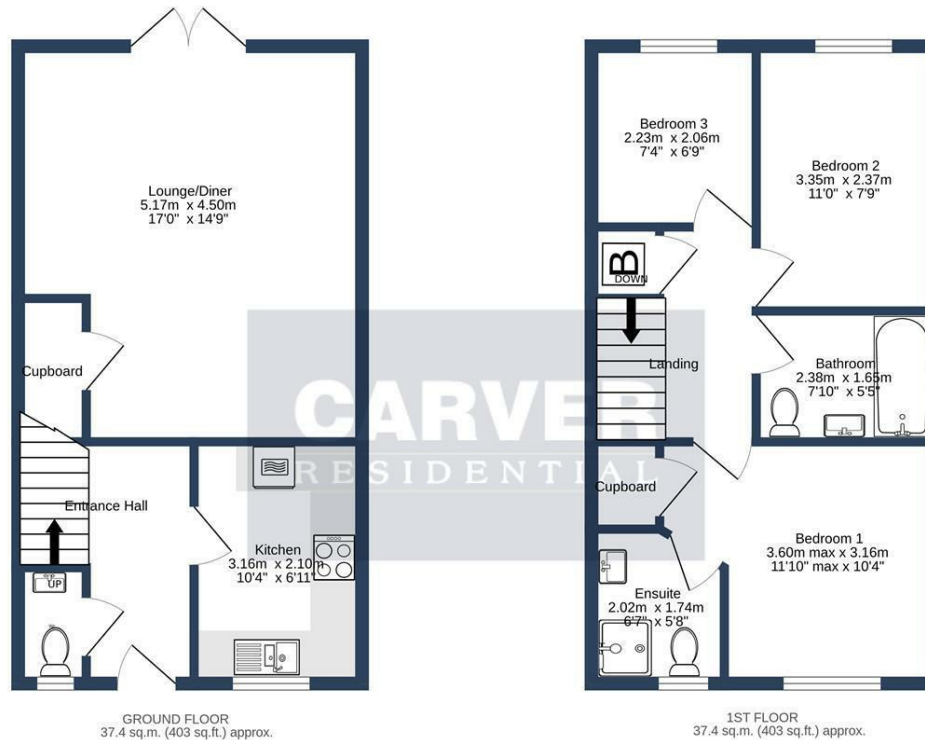
Council Tax:- Band C

Local Authority:- Darlington Borough Council

We understand that there is a charge of approximately £15.00pcm to contribute towards communal areas on the development. Further details are available from the Agent.

Curtains, blinds & dishwasher included





SPINDLEBERRY WAY, SCHOOL AYCLIFFE, DL5 6GS.

TOTAL FLOOR AREA: 74.8 sq.m. (805 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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