



We welcome to the market this larger than average mid-link 3 bedroomed property occupying a pleasant location, close to local amenities, schools, bus routes and train station.

The property is accessible from both the front and rear entrance with parking available close by. As you enter the front porch area of the property the stairs to the first floor are located directly in front, the large size lounge which covers the full right hand side of the ground floor with electric fire and surround, has patio doors that open out onto the rear garden area, the Lounge can be accessed through the front and rear of the property, the ground floor WC is located in the hallway, next to the open plan kitchen/dining area with wall and floor units and fitted oven and hob.

To the first floor there is a large double bedroom with internal storage cupboard, the second double bedroom is located on the other side of the stairs, a further storage cupboard which houses the boiler is located over the landing area next to the bathroom, which consists of fitted white bathroom suite with bath, WC, wash hand basin and separate corner shower cubicle, a third good sized single bedroom sits on the other side of the storage cupboard.

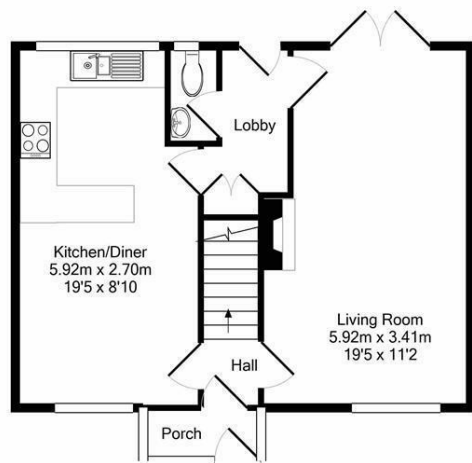
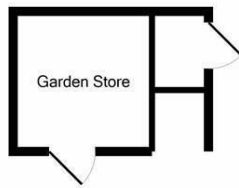
The rear of the property provides a garden store with well-maintained garden and patio area.

Equipped with gas central heating to radiators and uPVC double glazing.

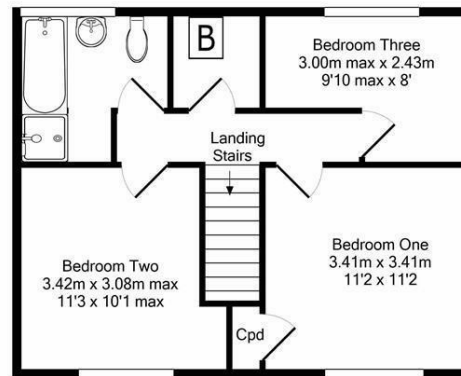




- Larger than average mid-link 3 bedroomed property
- Parking available close by
- Patio doors that open out onto the rear garden area
- Open plan kitchen/dining
- White bathroom suite
- Property is accessible from both the front and rear entrance
- Large size lounge
- Ground floor WC
- Two double bedrooms and a third good sized bedroom
- Garden store with garden and patio area



GROUND FLOOR
APPROX. FLOOR
AREA 52.5 SQ.M.
(566 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.6 SQ.M.
(470 SQ.FT.)

BEECHFIELD, NEWTON AYCLIFFE, DL5 7AX.
TOTAL APPROX. FLOOR AREA 96.2 SQ.M. (1035 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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MAB 6202



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