



A well-presented Newly redecorated two bedroomed property in the much sought after School Aycliffe area, ideally situated within walking distance to Newton Aycliffe and within easy reach of , local schools & amenities, all major bus routes and major road links to the A1 North and South and Darlington. Also surrounded by beautiful walks within the popular Chestnuts development where the property is located.

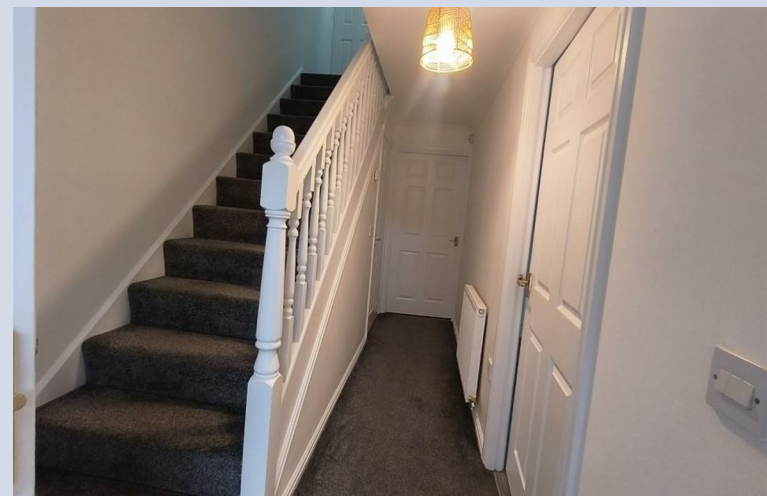
Parking is available via an allocated space to the front of the property, upon entry the hallway awaits, with stairs to the first floor on the left, the breakfast kitchen is accessed to your right, with newly fitted oven and hob, modern wall and floor units, and sufficient space for dining furniture, further along the hallway a downstairs WC is offered, with the lounge area beyond which has UPVC doors that open out onto the easy to maintain patio garden and access to the rear via a gate.

To the first floor, the modern bathroom comprises WC, Wash hand basin, and bath with overhead shower, with a separate airing cupboard for extra storage. The single bedroom sits at the rear overlooking the garden and surrounding trees, as well as having the benefit from not being overlooked at the back giving added privacy, the master bedroom is located to the front of the property with two windows providing extra light to the room and fitted wardrobes.


The property has been decorated throughout.

Council Tax: B

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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MAB 6202



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