



The Garth, School Aycliffe, Newton Aycliffe, County Durham

Price £240,000

- Four Bedroom Detached Bungalow
- Desirable Aycliffe Village Location
- Double Glazing And Gas Central Heating
- Split Level Reception Rooms
- Good Size Kitchen/Dining Room
- Kitchen With Integrated Appliances
- Built In Wardrobes To Two Bedrooms
- Driveway And Gardens Front And Rear
- Ideal Family Home
- Early Viewing Highly Recommended

Reeds Rains

The Estate Agent

www.reedsrains.co.uk

The Garth, School Aycliffe, Newton Aycliffe, County Durham

We are pleased to welcome to the market this four bedroom detached bungalow in the ever popular School Aycliffe area. The property benefits from double glazing and gas central heating and briefly comprises; entrance, kitchen/dining room, split level reception rooms, hall, bathroom and four bedrooms, two with built in wardrobes. Externally there are gardens to the front with a driveway for several cars and an enclosed garden to the rear. This is an ideal family home and early viewing is highly recommended.

Entrance

Having storage cupboard

Kitchen / Dining Room 7'3" x 29'2"

Having a range of well appointed wall and base units glass display cabinets and contrasting laminate work surfaces and matching splashback, integrated electric oven, integrated hob and stainless steel cooker hood, dishwasher, and double glazed window. The dining area is currently utilised as a family area with radiator, double glazed window, television point and satellite point.

Split Level/Dining Room

Currently utilised as games room with laminate flooring, radiator, wall mounted combination boiler, double glazed patio door leading to garden and archway onto;

Lounge

Having laminate flooring, wall mounted gas plasma fire, radiator, television point and double glazed patio door leading to garden.

Hall

Having built in storage cupboard and telephone point.

Bathroom 8'10" x 8'3"

Having a three piece green suite consisting of panel bath with shower over, wash hand basin and WC, double glazed window, radiator and vinyl flooring.

Bedroom One 12'4" x 15'4"

Having double glazed window, television point and radiator

Bedroom Two 10'5" x 15'4"

Having double glazed window, radiator, laminate flooring, telephone and television points.

Bedroom Three 8'0" x 11'0"

Having double glazed window, radiator and built in wardrobes

Bedroom Four 8'6" x 11'0"

Having double glazed window, radiator and built in wardrobes

External

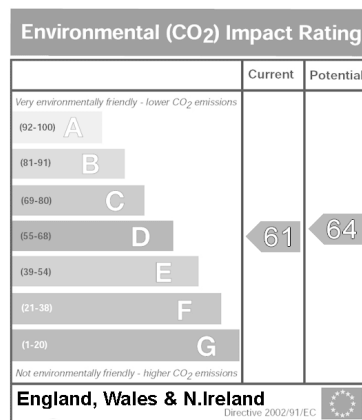
Having fence enclosed garden which is laid to lawn with gravelled border.

All Measurements

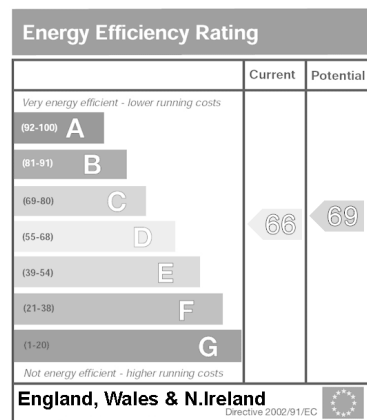
All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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