

Wright Close

Newton Aycliffe, DL5 4EZ



Offers in the Region Of £67,500

- Three Bedroomed Property
- In need of some refurbishment
- UPVC Double Glazed and Gas Centrally Heated
- Central location
- Enclosed Rear Garden
- Ideal Investment Property

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this **THREE BEDROOMED TERRACE PROPERTY**. The property is situated within easy access to Newton Aycliffe and has the benefit of **UPVC DOUBLE GLAZING, GAS CENTRAL HEATING** and **GARDEN** to the rear of the property. The accommodation briefly comprises of **ENTRANCE HALL, LOUNGE, KITCHEN/DINER** Whilst to the first floor there are **THREE BEDROOMS** and **FAMILY BATHROOM**. Externally to the rear of the property there is an enclosed **GARDEN**. Viewing strongly recommended.



PROPERTY PARTICULARS

Entrance Reception Hall

With upvc double glazed entry door to the front elevation and staircase to the first floor accommodation.

Lounge/Diner 19' 6" x 11' 5" (5.94m x 3.48m)

With upvc double glazed window to the front elevation.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

With upvc door and window to the rear elevation, fitted with a range of white wall and floor mounted units, laminated working surfaces, inset stainless sink unit with mixer tap and integrated Oven and Hob.

Utility Room

With upvc double glazed window to the front elevation and plumbing for washing machine.

First Floor Landing

With access to loft space and all first floor rooms.

Bedroom One 11' 8" x 10' 9" (3.55m x 3.27m)

With upvc double glazed window to the front elevation and built in storage cupboard.

Bedroom Two 12' 9" x 7' 9" (3.88m x 2.36m)

With upvc double glazed window to the front elevation and built in cupboard containing combi boiler.

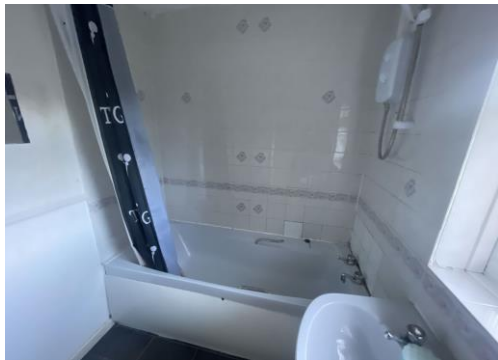


Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m)
With upvc double glazed window to the rear elevation.

Toilet
With upvc double glazed window to the low level wc.

Bathroom
With upvc double glazed window to the rear elevation, suite comprising panelled bath with electric shower over and pedestal wash hand basin.

Externally
To the front of the property there is an enclosed forecourt garden whilst to the rear of the property an enclosed garden laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

