



*Ann Cordey*  
ESTATE AGENTS

18 The Green, Aycliffe, Newton Aycliffe, DL5 6LX  
Offers In The Region Of £295,000





## 18 The Green, Aycliffe, Newton Aycliffe, DL5 6LX

Occupying an elevated position and enjoying views across the village green to the front this three bedroomed end terraced residence is accessed via a private road and enjoys a tranquil setting. Superbly presented and upgraded in all of the right areas the property is in ready to move into order and offers spacious accommodation. Having been extended to the rear which allows for a generous open plan kitchen and dining room with a useful utility room and convenient cloaks/WC.

To the first floor there are three well proportioned bedrooms which are serviced by a modern bathroom/WC which has been refitted by the current owner and comprises of a modern suite with a large walk in mains fed shower.

Externally the front of the property is open plan with mature garden bed and steps accessing the front entrance. There is access to the garden from a rear service lane. The rear garden is of a good size and has been landscaped with various areas of interest, with two patio seating areas, established trees and flowers to the borders. There is a timber storage shed and a personnel door to the single detached GARAGE which has an up and over door, light and power.

The property is well maintained and immaculately presented, warmed by gas central heating via a Bosch boiler which was installed in 2023 and has 8 years of guarantee remaining. There is full double glazing and the property has fitted solar panels which are owned outright and of which generates an income for the current vendors which would transfer to a new buyer\* details of which are on file in our office.

The location within Aycliffe Village offers the very best of both worlds, a village setting with country walks whilst having the convenience of excellent transport links towards Darlington, Newton Aycliffe and the A1M both North & South. There is a well regarded pub/restaurant within the Village and a local train station at Heighington provides rail links to Darlington and Bishop Auckland.

TENURE: Freehold  
COUNCIL TAX: C

### RECEPTION HALLWAY

An attractive country green glazed door opens into the reception hallway which has a quality laminate floor and access to the lounge and dining area with the staircase leading to the first floor.

### LOUNGE

**15'8" x 13'7" (4.78 x 4.16)**

A welcoming reception room with a bay window overlooking the village green to the front. A feature gas fire with stone surround is to the chimney breast and casts a cosy glow when needed. The room is neutrally decorated and also has a practical and attractive laminate floor. A door leads from the lounge to the kitchen/diner.

### DINING ROOM

**20'0" x 10'9" (6.11 x 3.30)**

A generous space which can easily accommodate a family dining table. The room has two deep built in storage cupboards and is open plan to the kitchen.

### KITCHEN

**13'5" x 11'6" (4.09 x 3.52)**

The kitchen comprises on an ample range of quality cream cabinets which are complemented perfectly by the black quartz worksurfaces and undermount sink. The dual rang cooker is included in the sale along with an integrated dishwasher. There is a breakfast bar for informal dining and the room has under floor heating throughout. There is a window with views of the rear garden French doors that lead out to the patio a further door leads to the utility room and cloaks/WC.



UTILITY ROOM

A great addition to any home the utility room has fitted cabinets and plumbing for an automatic washing machine. The room has a door to the garden and access to a ground floor cloaks/WC.

CLOAKS/WC

Comprising of a white suite with low level WC and handbasin and a window to the side.

FIRST FLOOR

LANDING

The landing has a window to the side and access to the attic area (which is boarded) via a pull down ladder there is also a built in linen cupboard.

BEDROOM ONE

11'10" x 11'7" (3.61 x 3.55)

A generous double bedroom overlooking the rear aspect and having built in sliding door wardrobes. There is also a further built in storage cupboard.

BEDROOM TWO

12'0" x 10'4" (3.68 x 3.17)

A second double bedroom also having fitting sliding door wardrobes, this bedroom enjoys views over the village green to the front.

BEDROOM THREE

9'6" x 9'4" (2.92 x 2.86)

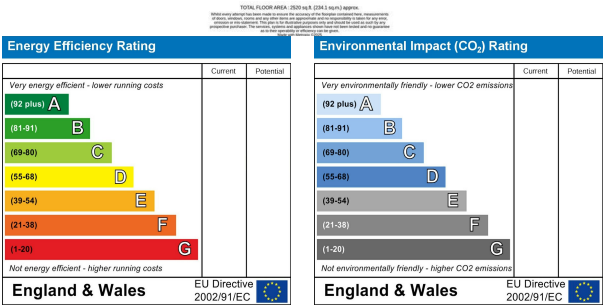
A good sized single room, overlooking the front aspect and the village green and again benefitting from fitted wardrobes.

SHOWER ROOM/WC

Refitted and comprising of a modern white suite with a large walk in mains fed shower. The hand basin is set within a useful vanity storage unit and there is a low level WC. The room has been finished with ceramic tiling and there is a chrome heated towel rail.

EXTERNALLY

The front of the property is open plan with established borders and steps up to the property with a wrought iron hand rail. The rear garden is of a good size and has been landscaped with several areas of interest. A paved patio seating area is just outside of the French doors from the kitchen and there is a further paved patio area towards the rear of the garden to catch the best of the sunshine. The garden is mainly laid to lawn with flowers and plants to the borders and established trees to the lawn. The detached brick garage (measures 5.20m x 2.70m) and has an up and over door and is accessed through a lane along from further down the village. It has an up and over door, light and power and a personnel door back into the garden the pedestrian access to the garden is also via the rear service lane.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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