



**** END TERRACE TOWN HOUSE ** ** THREE STOREY ** ** THREE BEDROOMS **. ** TWO BATHROOMS ** ** CUL DE SAC POSITION ** ** OPEN OUTLOOK **
** NO ONWARD CHAIN ****

We are pleased to offer for sale a deceptively spacious three storey end terrace town house offering superb family sized accommodation over three floors with the benefit of three bedrooms, two bathrooms and ground floor wc.

The property stands on a corner plot in a pleasant cul de sac location with a superb open outlook to the front. Chestnut Way is located on a popular recently constructed development on the outskirts of Newton Aycliffe only a short drive from the town centre.

In good decorative order throughout with the benefit of gas central heating and double glazing the accommodation briefly comprises. Ground floor: Entrance Hall, Cloakroom/ wc, fitted Kitchen/ Dining Room with integrated appliances and Lounge with french doors to rear garden. First Floor: Landing, Bedroom 2, Bedroom 3, Study area and family Bathroom/ wc. Second floor: Bedroom 1 with fitted wardrobes and en suite Shower Room/ wc.

Open plan front and side garden, enclosed rear garden and driveway and garage to the rear.

Offered for sale with the benefit of no onward chain viewing is highly recommended to appreciate the property fully.

Chestnut Way, Newton Aycliffe, DL5 7AW

3 Bedroom - House - End Town House

Chain Free £195,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

Entrance Hall

Cloakroom/ wc

4'8 x 3'4 (1.22m'2.44m x 0.91m'1.22m)



Kitchen/ Dining Room

13'4 x 11'4 max (3.96m'1.22m x 3.35m'1.22m max)

Lounge

14'8 x 11'8 (4.27m'2.44m x 3.35m'2.44m)

FIRST FLOOR

Landing

Bedroom 2

14'8 x 8'10 narrowing to 6'4 (4.27m'2.44m x 2.44m'3.05m narrowing to 1.83m'1.22m)



Bedroom 3

9'2 x 7'10 (2.74m'0.61m x 2.13m'3.05m)

Study

6'4 x 5'10 (1.83m'1.22m x 1.52m'3.05m)

Bathroom/ wc

7'10 x 6'6 (2.13m'3.05m x 1.83m'1.83m)



SECOND FLOOR

En Suite Shower Room/ wc

7'10 x 5'4 (2.13m'3.05m x 1.52m'1.22m)

Bedroom 1

14'8 x 13'0 increasing to 16'8 (4.27m'2.44m x 3.96m'0.00m increasing to 4.88m'2.44)



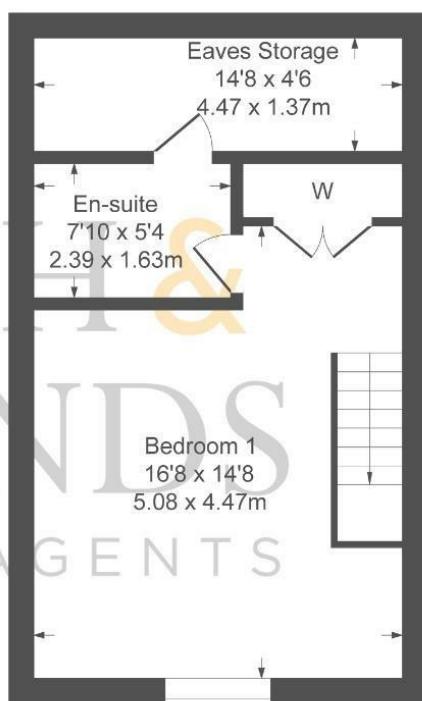
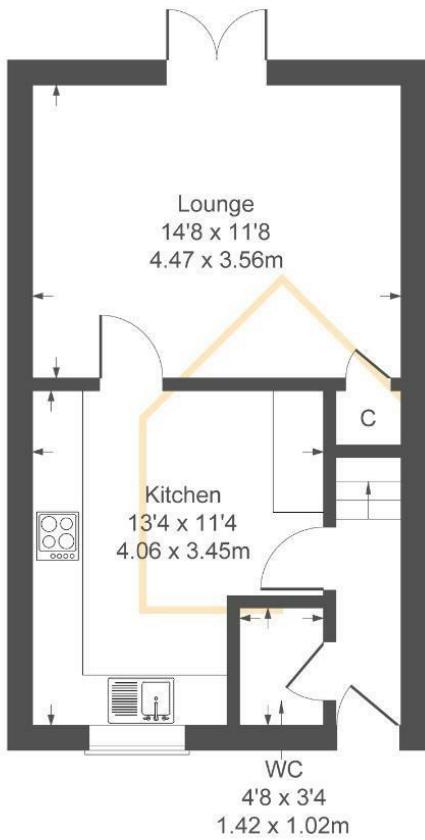
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Chestnut Way

Approximate Gross Internal Area
1049 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(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		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.