



**** BEAUTIFULLY PRESENTED THROUGHOUT *** POPULAR MODERN DEVELOPMENT ****
**** STUNNING KITCHEN WITH INTEGRATED APPLIANCES ** ** SOUTH FACING REAR GARDEN ****
**** PARKING FOR TWO VEHICLES ****

We have pleasure in marketing this extremely well cared for and maintained two bedroom property superbly position on this development as not directly overlooked to the rear, giving a sense of privacy which is so often sort but not often found.

It provides spacious yet manageable accommodation which will certainly appeal to a variety of buyers, including a first time buyer, small family or as an investment opportunity.

It has been well priced in today's market so we anticipate demand to be high with early viewings strongly recommended at your earliest opportunity. The property does benefit from solar panels however they are currently not in use by the present owner.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Sugarhill Crescent, Newton Aycliffe, DL5 4FH

2 Bedroom - House - Mid Terrace

Offers In The Region Of £120,000

EPC Rating: A

Tenure: Freehold

Council Tax Band: B

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GROUND FLOOR

Light and airy hallway giving a good first impression with open spindle balustrade leading to the first floor. Ground floor cloaks/W.C with nice white suite, modern kitchen/diner to the front, providing excellent range of a wall and base units with laminate work services incorporating a stainless steel sink unit and integrated appliances comprising: electric ceramic hob, cooker hood, electric oven, Fridge/freezer, dishwasher, washing machine and a wall mounted Combi boiler. The excellent size lounge is also ideal for entertaining family and friends with French doors opening to the garden.

FIRST FLOOR

Landing with hatch allowing loft access, two well appointed bedrooms, both considered a good size, the master enjoying pleasant views to the rear. To complete the internal accommodation is a modern bathroom with three piece white suite comprise panelled bath, wash hand basin and W/C.

EXTERNALLY

Driveway allowing parking for two vehicles to the front. Rear garden not directly overlooked having the favourable southerly aspect thus enjoying majority of the afternoon and evening sun having been laid to lawn with a paved patio area.

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/W.C

KITCHEN/DINER

7'4" x 11'6" (2.26 x 3.52)

LOUNGE

14'6" x 10'5" (4.42 x 3.20)

FIRST FLOOR

BEDROOM

14'6" x 8'9" (4.42 x 2.67)

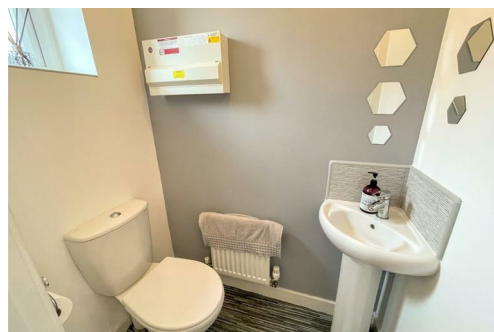
BEDROOM

14'6" x 7'7" (4.42 x 2.32)

BATHROOM/W.C

REAR GARDEN

FRONT ELEVATION



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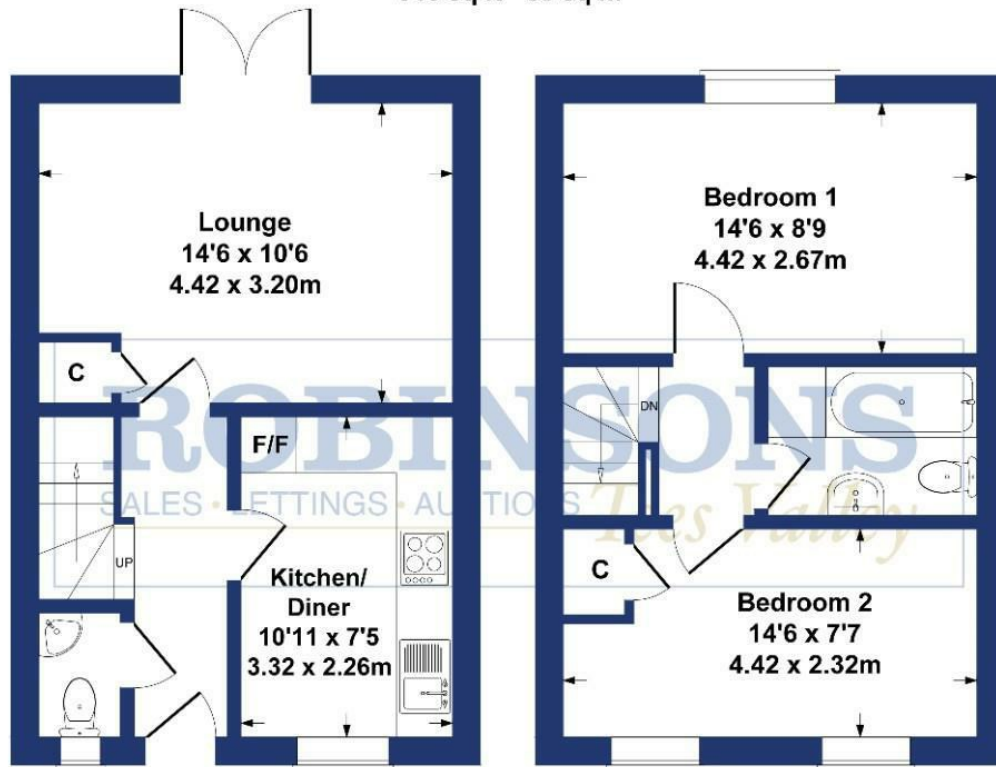


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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Sugarhill Crescent

Approximate Gross Internal Area
646 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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