



**\*\* PRICED TO SELL \*\***

**\*\* SOUGHT AFTER DEVELOPEMENT \*\*\* BEAUTIFULLY PRESENTED \*\***

**\*\* VIEWINGS STRONGLY RECOMMENDED \*\***

This modern two bedroom property will certainly appeal to a variety of buyers including a first time buyer, small family or an investment opportunity. Located in this popular part of Newton Aycliffe, which lies within easy reach of the town centre.

The home has been extremely well cared for and improved by the present owners and is in fabulous decorative order. There is beautifully pointed kitchen with integrated appliances, and modernised shower room.

The driveway to the front allows off-street parking, whilst a patio awning has been erected to the rear garden.

We have no hesitation in recommending an internal viewing at your earliest opportunity.

Please Note: Council tax band B. Freehold basis. EPC Band B

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Wellhouse Road, Newton Aycliffe, DL5 4FF**

**2 Bed - House - Mid Link Terrace**

**Offers Over £125,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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**GROUND FLOOR**

Entrance hall, cloak/wc, nicely appointed Kitchen/breakfast room to the front featuring a good range modern units with laminate work services, Incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, extractor hood, integrated fridge/freezer, washer/dryer, dishwasher and wall mounted Combi boiler. Excellent size light and airy lounge with French doors to the garden perfect for alfresco dining.

**FIRST FLOOR**

Landing with hatch allowing loft access. The original bathroom now features a recently installed double Walk-in shower, wash hand basin, W/C. There are two good size bedrooms, both in neutral decor.

**EXTERNALLY**

Small open lawn garden to the front with driveway. The rear garden is laid to lawn and a perfect place to relax and unwind during those warmer months. The patio awning was erected in 2023 which means the garden can be enjoyed all year round.

**ENTRANCE HALLWAY**

**CLOAK ROOM/W.C**

**KITCHEN/BREAKFAST ROOM**

7'4" x 11'8" (2.25 x 3.56)

**LOUNGE**

14'5" x 10'7" (4.40 x 3.23)

**FIRST FLOOR LANDING**

**BEDROOM**

14'4" x 8'11" (4.39 x 2.73)

**BEDROOM**

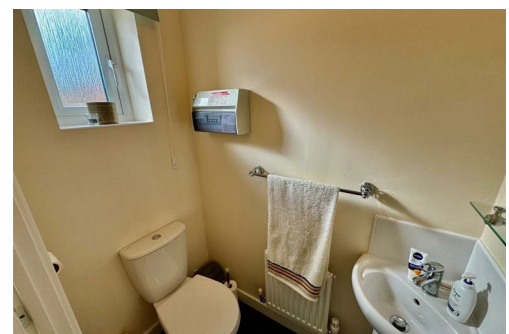
14'6" max narrows to 10'6" x 7'7" (4.42 max narrows to 3.22 x 2.32)

**SHOWER ROOM/W.C**

5'4" x 7'3" (1.64 x 2.22)

**FRONT EXTERNAL**

**REAR GARDEN**



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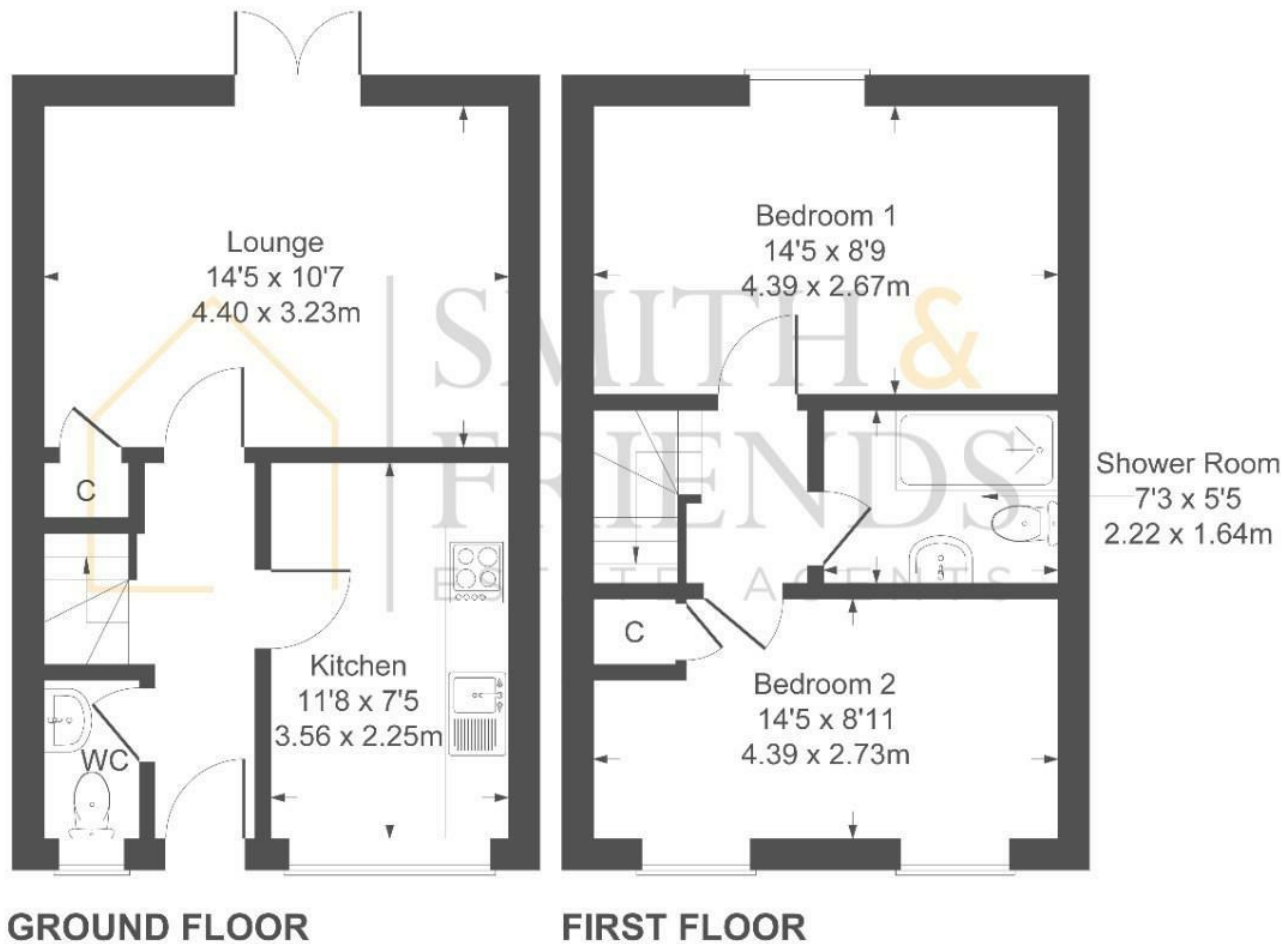


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# Wellhouse Road

Approximate Gross Internal Area  
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(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	

7 Duke Street, Darlington, Co. Durham,  
DL3 7RX  
01325 484440  
darlington@smith-and-friends.co.uk



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