



**The Garth, School Aycliffe, Newton Aycliffe, DL5
6QL
3 Bed - Bungalow - Detached
£220,000**

**Council Tax Band: D
EPC Rating: D
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



The Garth, School Aycliffe, DL5 6QL

**** SPACIOUS DETACHED BUNGALOW ** ** THREE BEDROOMS ** ** CUL DE SAC LOCATION ****
**** LONG DRIVE AND GARAGE ** ** LARGE GARDENS ** ** VILLAGE LOCATION ****
**** IN NEED OF IMPROVEMENT ** ** EXCELLENT POTENTIAL ** ** NO ONWARD CHAIN ****

A spacious three bedroom detached bungalow in an attractive cul de sac position in the sought after area of School Aycliffe. The bungalow stands on a large plot with the benefit of a long drive providing excellent off street parking, an attached brick garage, large open plan front garden and good sized enclosed rear garden with patio areas which enjoys a high degree of privacy.

In good decorative order with the benefit of gas central heating and double glazing the bungalow requires modernisation and improvement which has been reflected in the competitive asking price. School Aycliffe is a popular residential area located between Newton Aycliffe and Heighington. Only a short drive to shops and schools with attractive walks and countryside on the doorstep.

The accommodation briefly comprises: Entrance Hall, spacious Lounge with feature fireplace and archway to the Dining Room with door leading to the rear garden, fitted Kitchen, three Bedrooms - all with built in wardrobes and full tiled Bathroom/ wc. The property is offered for sale with the benefit of no onward chain and early viewing is highly recommended.

Entrance Hall

Lounge
15’6 x 11’10 (4.57m’1.83m x 3.35m’3.05m)

Dining Room
11’10 x 8’10 (3.35m’3.05m x 2.44m’3.05m)

Kitchen
9’10 x 8’10 (2.74m’3.05m x 2.44m’3.05m)

Bedroom 1
11’10 x 11’2 (3.35m’3.05m x 3.35m’0.61m)

Bedroom 2
9’10 x 9’0 (2.74m’3.05m x 2.74m’0.00m)

Bedroom 3
10’8 x 8’4 (3.05m’2.44m x 2.44m’1.22m)

Bathroom/ wc
7’6 x 6’6 (2.13m’1.83m x 1.83m’1.83m)

OUTSIDE

Garage
18’6 x 8’6 (5.49m’1.83m x 2.44m’1.83m)

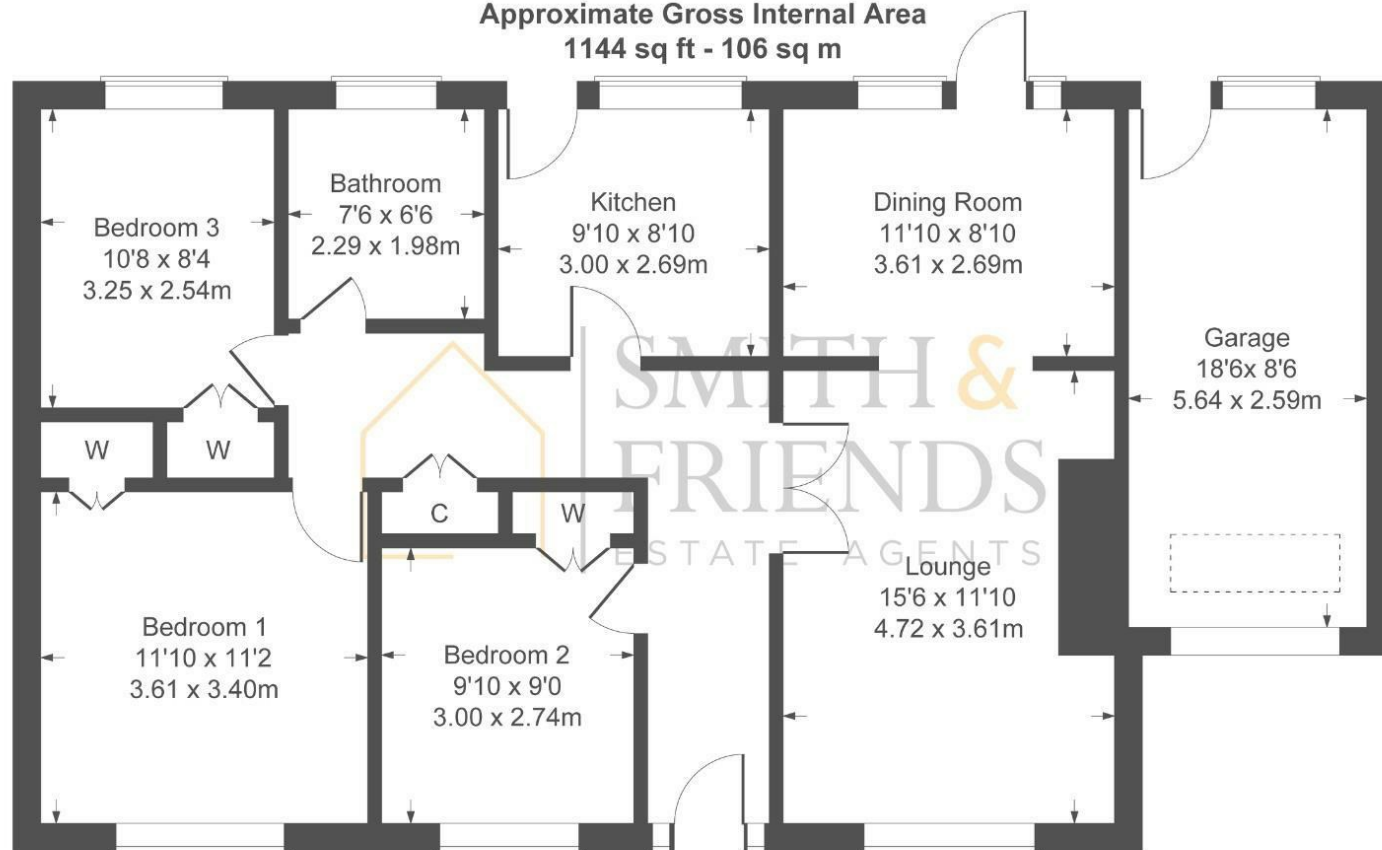






The Garth, School Aycliffe

Approximate Gross Internal Area
1144 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2026
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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		76
England & Wales		EU Directive 2002/91/EC

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

