



NOTICE OF OFFER - Property address 12 Arrowsmith Square, Newton Aycliffe, Co Durham, DL5 5RB

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £78,000.

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner.

Robinsons Estate Agents, 7 Duke Street, Darlington, Co Durham, DL3 7RX. Telephone: 01325 484440.

\*\* PRICED TO SELL \*\*\* NO ONWARD CHAIN \*\*\* CORNER PLOT \*\*  
\*\* WALKING DISTANCE TO TOWN CENTRE \*\*

Benefiting from a conservatory extension, this deceptively spacious two bedroom property has been well priced in today's market with early viewings strongly recommended at your earliest opportunity.

It is in need of updating which has been reflected within the asking price. The size of the plot is extremely deceptive from its frontal appearance as it enjoys a large a rear garden which has huge potential

Please Note: Council tax band A. EPC band D. Freehold basis.  
Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Arrowsmith Square, Newton Aycliffe, DL5 5RB**

**2 Bedroom - House - End Terrace**

**£75,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**

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## Arrowsmith Square, Newton Aycliffe, DL5 5RB

### GROUND FLOOR

Entrance hall leads straight into an L-shaped kitchen with a range of units and uPVC doors to both front and rear elevations. Separate dining room with a bow style window to the front elevation, allowing ample natural light. Excellent size lounge ideal for entertaining with access to the conservatory extension which is fully double glazed.



### FIRST FLOOR

Landing opening to the bedrooms, both doubles and a bathroom with bath, overhead shower basin and w.c.



### EXTERNALLY

Pleasant outlook to a front green. Rear garden considered an excellent size in need of maintenance but, fantastic potential.

### ENTRANCE HALL

#### L-SHAPED KITCHEN

15'5" x 15'1" (4.72m x 4.62m)

#### SEPARATE DINING ROOM

10'2" x 10'0" (3.10m x 3.06m)

#### LOUNGE

15'0" x 10'5" (4.58m x 3.18m)

#### CONSERVATORY

8'5" x 9'1" (2.58m x 2.77m)

### FIRST FLOOR LANDING

#### BEDROOM

#### BEDROOM

#### BATHROOM/W.C.

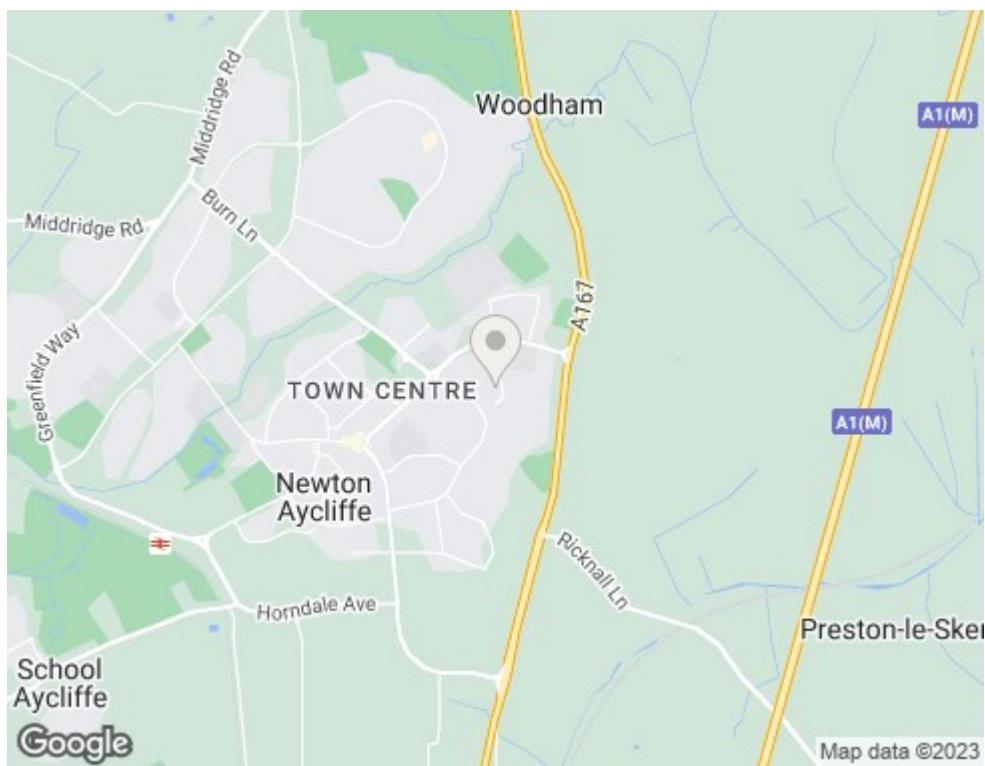


#### FRONT EXTERNAL

#### REAR GARDEN



## Arrowsmith Square, Newton Aycliffe, DL5 5RB



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 to these services.

## Arrowsmith Square

Approximate Gross Internal Area  
840 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

### 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		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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