

**\*\* THREE BEDROOMS \*\* \*\* DOWNSTAIRS W.C. \*\* \*\* RECENTLY IMPROVED \*\* \*\* GARDEN \*\*  
**\*\* CLOSE TO LOCAL AMENITIES \*\*****

We advise early viewings on this beautifully presented three bedroom family sized home. The property benefits from having gas central heating, is fully double glazed throughout and has undergone several improvements in recent years. Including a combination boiler, loft insulation and most recently new flooring to the ground floor, stairs and landing.

The property would ideally suit a family, first time buyer or would be an ideal investment opportunity.

#### GROUND FLOOR

A generous hallway leading to the cloakroom, kitchen/diner, lounge and stairs to the first floor. Also benefits from two storage cupboards, under stairs storage area and a further storage area located at the kitchen entrance. The conveniently positioned cloakroom is situated by the front door and features a white suite comprising of w.c. and wash hand basin. The well proportioned kitchen/diner features a range of Oak effect wall and base units and benefits from an integrated electric oven, five burner gas hob and extractor.

There is also a space for a fridge freezer, plumbing for a dishwasher and washing machine, modern stainless steel sink, house wall mounted combination boiler and door accessing the garden. There is a good sized light and bright lounge to the rear with large window/door flooding the room with natural light.

#### FIRST FLOOR

A landing area leading to two double bedrooms, a good sized single bedroom and family bathroom. There are also a further two storage cupboards on the landing area, one having loft access. The large master bedroom features a stained wooden floor and walk-in wardrobe area. The well appointed bathroom is fully tiled and features a white suite comprising of a bath with overhead shower, wash hand basin with storage and w.c.

**Askrigg Close, Newton Aycliffe, DL5 7EQ**  
**3 Bed - House**  
**Offers In The Region Of £79,950**

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**EXTERNALLY**

To the front there is a small fenced garden and an open grassed area to the rear. The recently improved and easily maintained front garden features an inviting decked area with borders, perfect for relaxing in the Summer months.

**ENTRANCE HALLWAY**

**CLOAKROOM/W.C.**

**KITCHEN/DINER**

8'5x16'4 (2.57mx4.98m)

**LOUNGE**

17'6x10'8 (5.33mx3.25m)

**FIRST FLOOR LANDING**

**BEDROOM**

9'6x14'9 (2.90mx4.50m)

**BEDROOM**

10'5x12'2 (3.18mx3.71m)

**BEDROOM**

7'10x7'7 (2.39mx2.31m)

**BATHROOM**

6'10x5'6 (2.08mx1.68m)

**EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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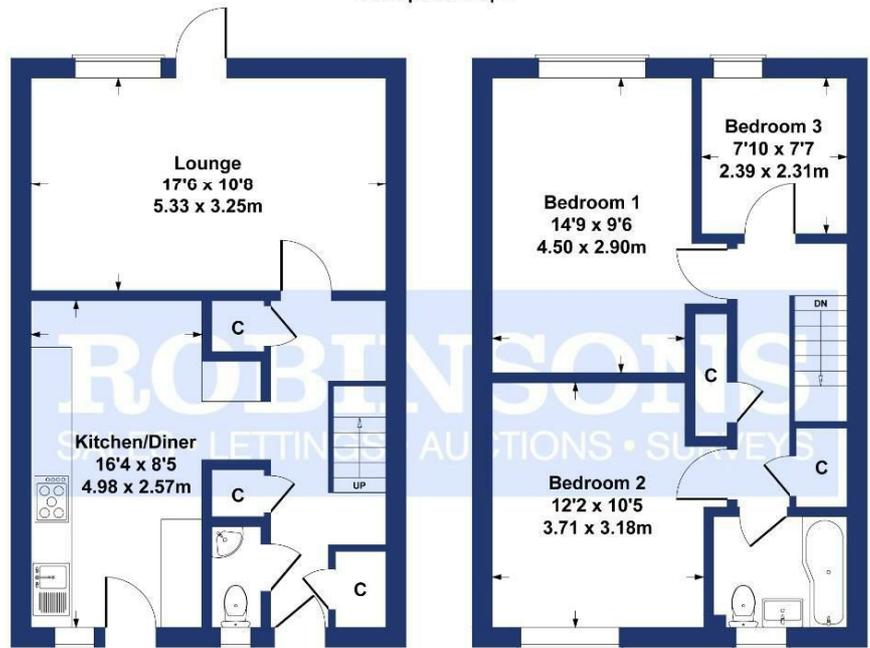
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## Askrigg Close

Approximate Gross Internal Area  
960 sq ft - 89 sq m



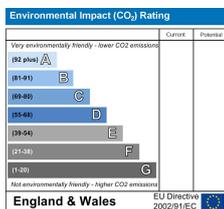
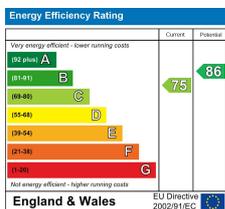
GROUND FLOOR

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. 2021



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