



**\*\* VIRTUAL TOUR AVAILABLE \*\***

**\*\* PRICED TO SELL \*\*\* LARGE EXTENSION \*\*\* GENEROUS REAR GARDEN \*\***  
**\*\* NO ONWARD CHAIN \*\***

Located in this popular part of Newton Aycliffe within walking distance to the town centre. We anticipate demand to be high for this sizeable, three bedroom, three reception room, link detached property. It is in need of some updating which has been reflected within the asking price however, does benefit from uPVC double glazing and gas central heating. There is fantastic potential and with some vision could become a fantastic family home. There is a ground floor w.c., two main reception rooms plus a large family room extension, larger than average garage and good size utility/store room.

In our opinion it will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity, with viewings strongly recommended at your earliest opportunity.

Please Note: Council tax band C. Freehold basis. EPC Rating D.

**Isherwood Close, Newton Aycliffe, DL5 5LG**

**3 Bedroom - House - Link Detached**

**£140,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*

## Isherwood Close, Newton Aycliffe, DL5 5LG

### GROUND FLOOR

Entrance porch, hallway, cloak/w.c., principal reception room to the front, feature fireplace and doors to a separate dining room with sliding door to the large garden/family room, perfect to entertain family and friends. The kitchen provides a range of units with laminate work surfaces, stainless steel sink unit, gas hob and chimney style cooker hood, built-in double oven and a pantry. There is a door to the garage, which means it is possible to reach cars undercover, a feature not to be under estimated during those colder months. To the rear of the garage is a large utility/store room for potential workshop with access to the garden.

### FIRST FLOOR

Landing with window to the side elevation, allowing natural light, three bedrooms, two doubles and a good size single, the master with fitted wardrobes. The third bedroom with a built-in wardrobe housing the combi boiler. Bathroom also considered a good size with three-piece white suite comprising of a panelled bath with shower over, wash hand basin set in vanity unit, w.c. and chrome towel radiator.

### EXTERNALLY

Lawn garden to the front and driveway for off street parking leading to the larger than average. Garage for further secure parking or storage . Perfect for a mechanical or DIY enthusiast. Large rear garden, which has fantastic potential, currently laid to lawn with a paved patio area.

### ENTRANCE PORCH

### HALLWAY

### CLOAKROOM/W.C.

### LOUNGE

13'1" x 13'1" (4.01m x 3.99m)

### DINING ROOM

9'7" x 13'1" (2.93m x 3.99m)

### FAMILY ROOM

22'5" x 10'6" (6.85m x 3.21m)

### KITCHEN

9'11" x 9'7" (3.04m x 2.93m)

### UTILITY/STORE

13'1" x 11'3" (4m x 3.43m)

### FIRST FLOOR LANDING

### BEDROOM

13'2" x 11'10" (4.02m x 3.62m)





## Isherwood Close, Newton Aycliffe, DL5 5LG

**BEDROOM**  
11'10" x 10'9" (3.62m x 3.28m)

**BEDROOM**  
10'1" x 7'6" (3.09m x 2.29m)

**BATHROOM/W.C.**

**FRONT EXTERNAL**

**GARAGE**  
21'8" x 14'6" (6.61m x 4.43m)

**REAR GARDEN**

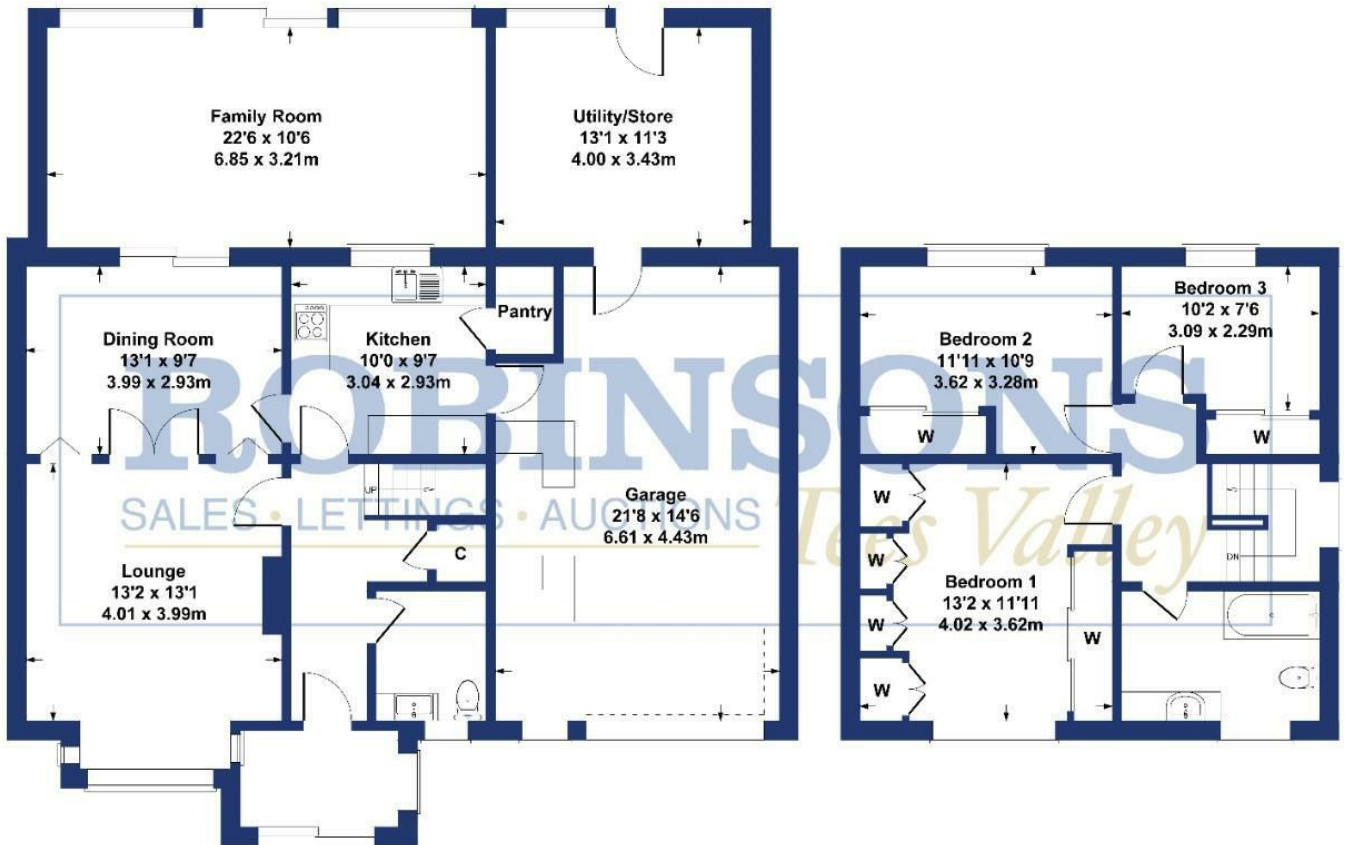


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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# Ishwerwood Close

Approximate Gross Internal Area  
1948 sq ft - 181 sq m



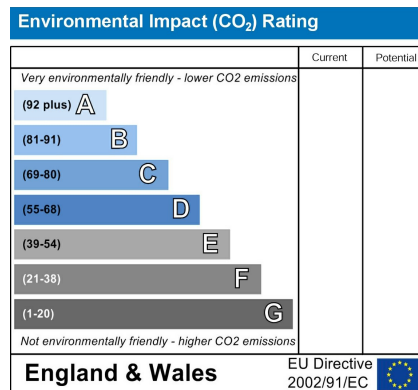
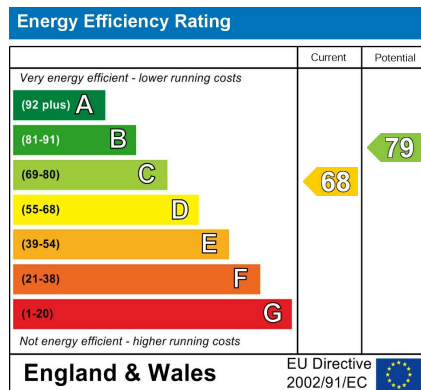
GROUND FLOOR

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



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