



**Castlereagh Close, DL5 5NB**  
**2 Bed - House - Mid Terrace**  
**£79,995**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Castlereagh Close, DL5 5NB

\*\* MID TERRACE HOUSE \*\*. \*\* TWO BEDROOMS \*\*. \*\* IN NEED OF IMPROVEMENT \*\*. \*\* IDEAL FOR AN INVESTOR/ LANDLORD LOOKING FOR BUY TO LET PROPERTY \*\*

A two bedroom mid terraced house located in a cul-de-sac position in the Simpasture area of Newton Aycliffe. In a convenient location within walking distance of local amenities and the town centre.

The property has the benefit of gas central heating and double glazing however, further improvement and redecoration is required which has been reflected in the asking price.

The accommodation briefly comprises: Entrance Hall, Lounge, fitted Kitchen/ Dining Room, Utility Room, Landing, two Bedrooms and Bathroom with white suite and separate WC. Open plan front garden. Enclosed good sized rear garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington. 01325 484440.

## GROUND FLOOR

### Entrance Hall

**Lounge**  
14'10 x 11'8 (4.27m'3.05m x 3.35m'2.44m)

**Kitchen**  
18'0 x 6'10 (5.49m'0.00m x 1.83m'3.05m)

**Outhouse/ Utility**  
11'6 x 7'8 (3.35m'1.83m x 2.13m'2.44m)

## FIRST FLOOR

### Landing

**Bedroom 1**  
12'0 x 11'0 (3.66m'0.00m x 3.35m'0.00m)

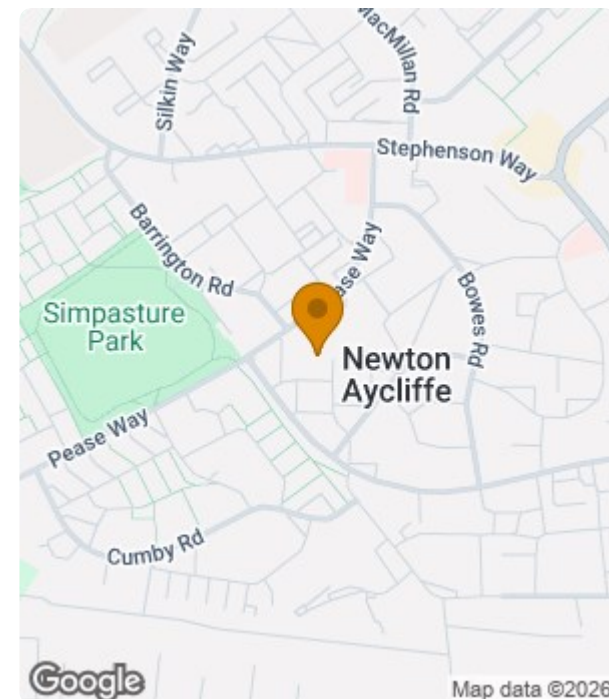
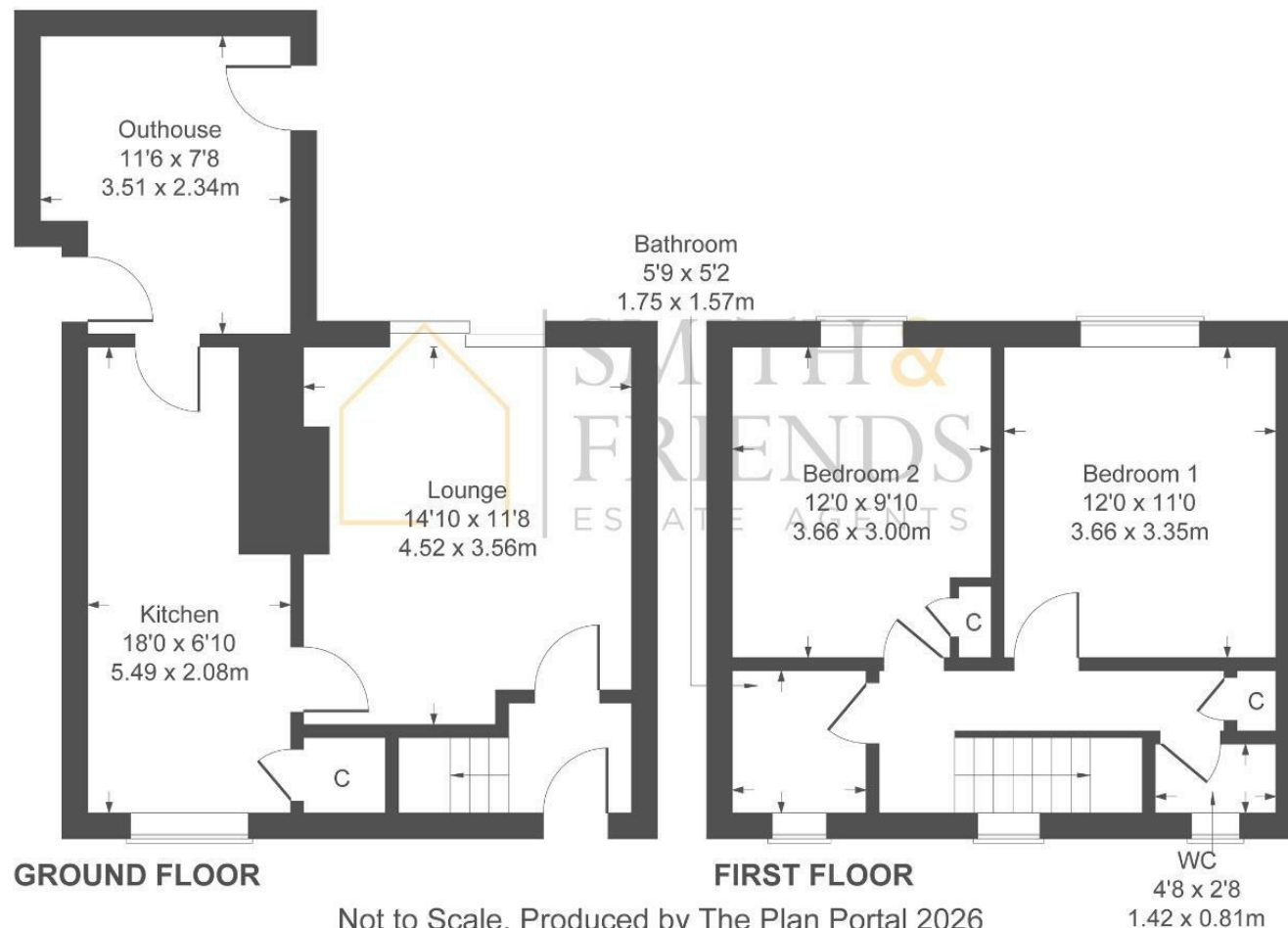
**Bedroom 2**  
12'0 x 9'10 (3.66m'0.00m x 2.74m'3.05m)

**Bathroom**  
5'9 x 5'2 (1.52m'2.74m x 1.52m'0.61m)

**Seperate WC**  
4'8 x 2'8 (1.22m'2.44m x 0.61m'2.44m)

# Castlereagh Close

Approximate Gross Internal Area  
863 sq ft - 80 sq m



| 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 |                         |           |
| England & Wales                             | 70                      | 86        |
|                                             | EU Directive 2002/91/EC |           |

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.

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