



176 Blackton Close Newton Aycliffe, DL5 7EY

- 3 Bedroom Semi Detached
- Close To Local Amenities
- NO ONWARD CHAIN
- Sought After Location
- Ideal First Time Buy
- VIEWING ESSENTIAL

Offers In The Region Of £74,950

176 Blackton Close



Rea Estates offer to the sales market this spacious Three Bedroom Semi Detached Family Home, situated within a popular area of Newton Aycliffe, which sits about five miles to the north of Darlington and ten miles to the south of Durham.

The town itself offers a range of schools, shopping and recreational facilities and has its own railway station on the Tees Valley Line, providing services to Bishop Auckland, Darlington, Saltburn and connecting services to Edinburgh and London.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, a well-proportioned Lounge Diner and fitted Kitchen.

To the first floor there is a Family Bathroom and three ample sized Bedrooms.

Externally to the front of the house there is an enclosed low maintenance paved garden.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

Glazed entrance door opening to hallway with staircase rising to the first floor, under stair storage cupboard and central heating radiator.



Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Obscure double glazed window and laminate flooring.

Lounge Diner:**21'10 x 11'10 (6.66m x 3.61m)**

A lovely light and spacious room with double glazed window and French doors opening to the rear. Cornice to ceiling, recessed spot lights and two central heating radiators. Doors to kitchen and to hallway.

**Kitchen:****11'06 x 9'03**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, hob and chimney style extractor hood. Inset stainless steel sink unit, space and plumbing for automatic washing machine. Wall mounted central heating boiler, two double glazed windows and external door opening to the front elevation.



First Floor Landing

Obscure double glazed window to the front elevation, built in storage cupboard and doors to:

Bedroom One:

11'10 x 11'02

A spacious double bedroom, providing ample space for a range of free standing furniture. Double glazed window to the rear elevation, radiator and two built in storage cupboards.



Bedroom Two:

11'09 x 10'03 max

A second double bedroom overlooking the rear of the house.



Bedroom Three:

9'06 max x 9'05 (2.90m x 2.87m)

Ample sized third bedroom with double glazed window to the front elevation.



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Bathroom:

6'08 x 5'11 (2.03m x 1.80m)

Comprising, mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and central heating radiator.



Externally

To the front of the house there is an enclosed low maintenance paved garden.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.