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NICK & GORDON
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RESIDENTIAL



**ORCHARD HOUSE, PRESTON LE SKERNE,
NEWTON AYCLIFFE, DL5 6JH**

Price £260,000



IMMEDIATE VACANT POSSESSION



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A unique opportunity to purchase a refurbished, detached farmhouse together with a large garden. There is also the option to purchase 1-3 acres of additional paddock land. The property is accessed from a tarmac country lane and would ideally suit anyone with equestrian and outdoor interests. The house offers well proportioned rooms throughout with high ceilings. There is an attractive kitchen with cream coloured Shaker style units with a range cooker. The first floor features an attractive bathroom suite with stand-alone roll top bath and separate double sized shower cubicle. A large conservatory increases the ground floor living space. The property is well placed for commuting to nearby Newton Aycliffe, Darlington and Junction 59 of the A1(M).

GENERAL REMARKS

UPVC Double Glazing
Oil Fired Central Heating to Radiators
Security Alarm System
Mains Water and Electricity
Drainage to a Shared Septic Tank
Local Authority: Durham County
Council Tax Band : E

DIRECTIONS

From junction 59 take the A167 towards Durham and Newcastle. After approximately 2 miles, having crossed a roundabout, travelled through Aycliffe Village and entered a dual carriageway, take a right hand turn sign posted to Great Stainton. After approximately ¾ of a mile turn left at the Blacksmith's Arms. Continue down Preston Lane to Orchard House, which is situated on the left hand side.

CONSERVATORY 5.6m x 3.74m (18'4" x 12'3")

UPVC double glazed conservatory with double doors opening to a block set area at the front of the house and UPVC door opening into the entrance hall.



ENTRANCE HALL

With return naturally lit staircase to first floor accommodation and understairs cupboard.

LIVING ROOM 4.75m x 5.21m (15'7" x 17'1")

Window to the side of the house, a large chimney breast incorporating a wood burning stove with an attractive slate fire surround, built-in shelved cupboard to one side of the chimney breast, picture rail and cornice ceiling.



DINING ROOM 4.75m x 4.26m (15'7" x 14'0")

Window to the front and side, picture rail, cornice ceiling and pine wood fire surround with cast iron fireplace.



KITCHEN/BREAKFAST ROOM 5.48m x 3.1m (18'0" x 10'2")

Fitted with a range of cream coloured Shaker style floor mounted units, 1½ bowl stainless steel sink unit with tiled splashback and co-ordinating Rangemaster 110 cooker with two ovens, grill, warming drawer, 4-ring hob, warming plate and griddle. Ceramic tiled floor, exposed timber beamed ceiling, window to the rear and side and walk-in shelved pantry with ceramic tiled floor.



REAR ENTRANCE LOBBY

With door to the side of the house.

BOILER ROOM

With free standing Worcester Greenstar Heatslave 25/32 oil fired central heating boiler supplying domestic hot water and radiators.

FIRST FLOOR LANDING

Window to the front and access to roof space.

BEDROOM ONE 4.76m x 3.3m (15'7" x 10'10")

Window to the side, a cast iron fire place set in a chimney breast with a shelved cupboard to one side.

BEDROOM TWO 4.76m x 2.41m (15'7" x 7'11")

Window to the side.

BEDROOM THREE 4.76m x 3.94m (15'7" x 12'11")

A larger double bedroom with a window to the side.

BEDROOM FOUR 3.5m x 2.57m (11'6" x 8'5")

Double bedroom with window to the rear.

BATHROOM/WC 4.89m x 1.86m (16'1" x 6'1")

An attractive bathroom featuring a white coloured suite with a stand alone roll top bath with antique style mixer tap and shower attachment, pedestal wash hand basin, low flush WC, double sized tiled cubicle with shower unit, two windows to the side and ceiling down lights.

EXTERNALLY:

An entrance gate provides vehicular access to a private hard standing area suitable for parking a number of motor vehicles. A block paved area to the front and both sides of the conservatory and a separate enclosed paved area adjoins the side of the house with a timber decked covered sitting area.



WC

With low flush WC, pedestal wash hand basin and window to the rear.

BATHROOM

With panelled bath.

UTILITY 3.57m x 2.46m (11'9" x 8'1")

With two windows and power supply.

GARDENS

A lawned garden and small paddock extend to the eastern side of the house beyond which lies a track which provides pedestrian and vehicular access to the grass paddock (available by separate negotiation).

Viewings

For further information and viewings please contact Newton Aycliffe office on 01325 320676.

Newton Aycliffe Office Opening hours

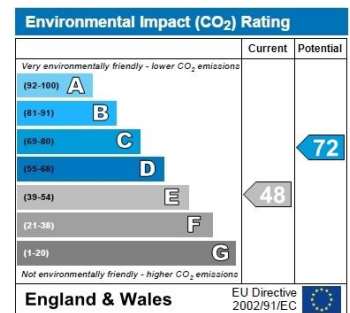
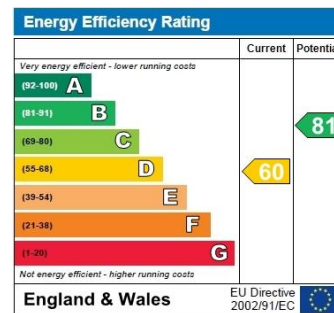
Monday - Friday 9.00am - 5.00pm

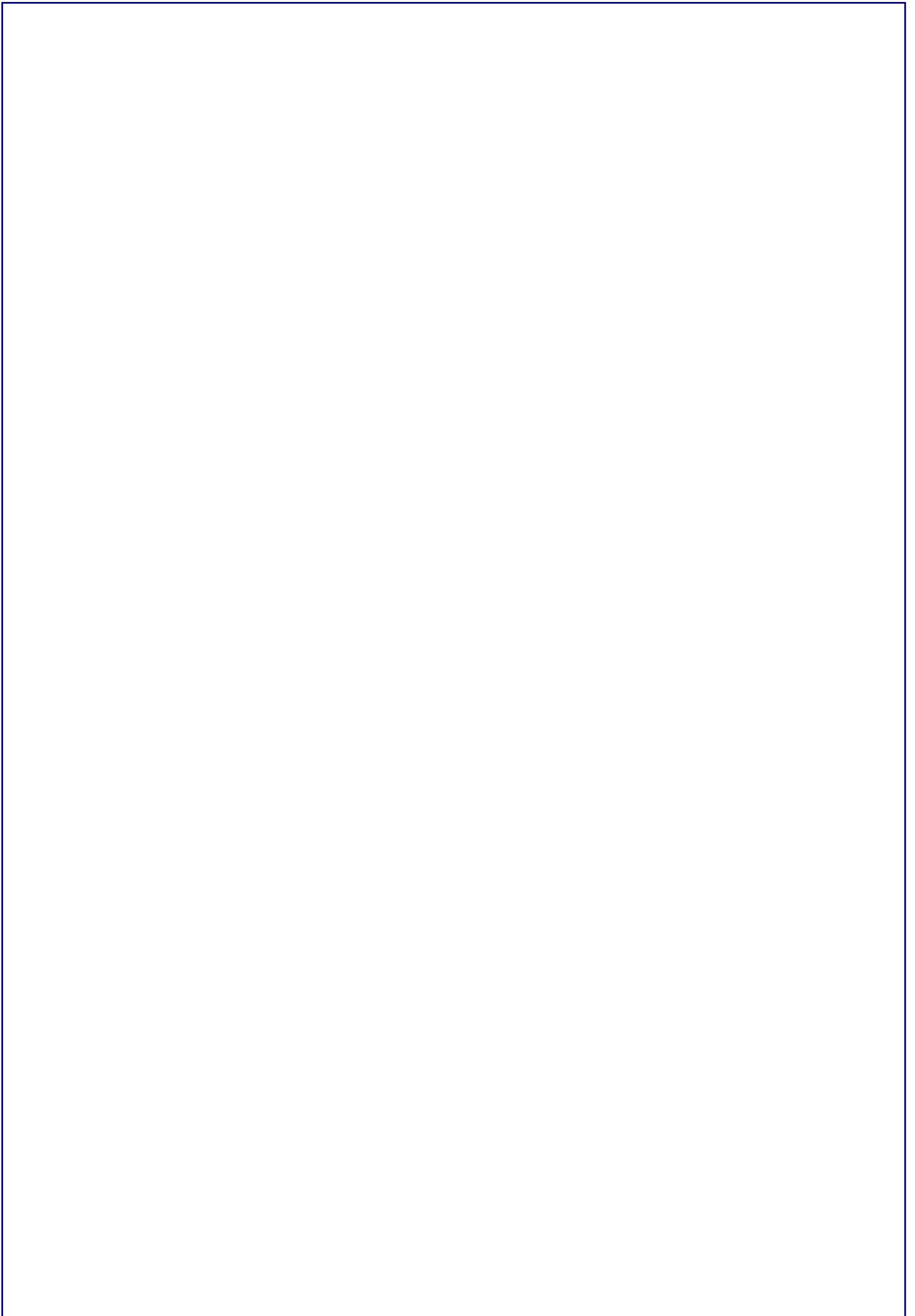
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These hours are subject to change during the Christmas and Easter periods

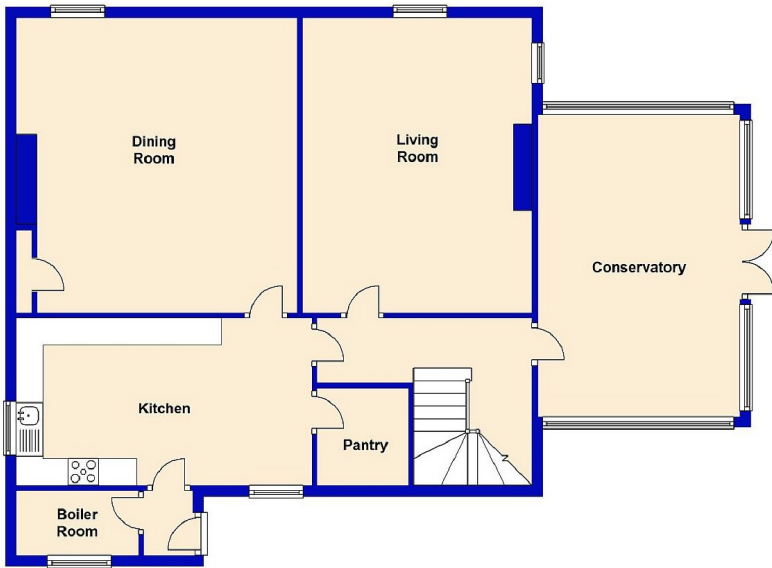
Thinking of selling?

For a free, no obligation valuation contact us on 01325 320676.

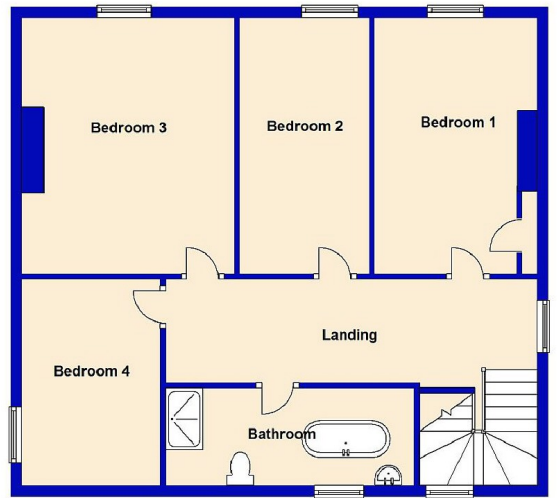




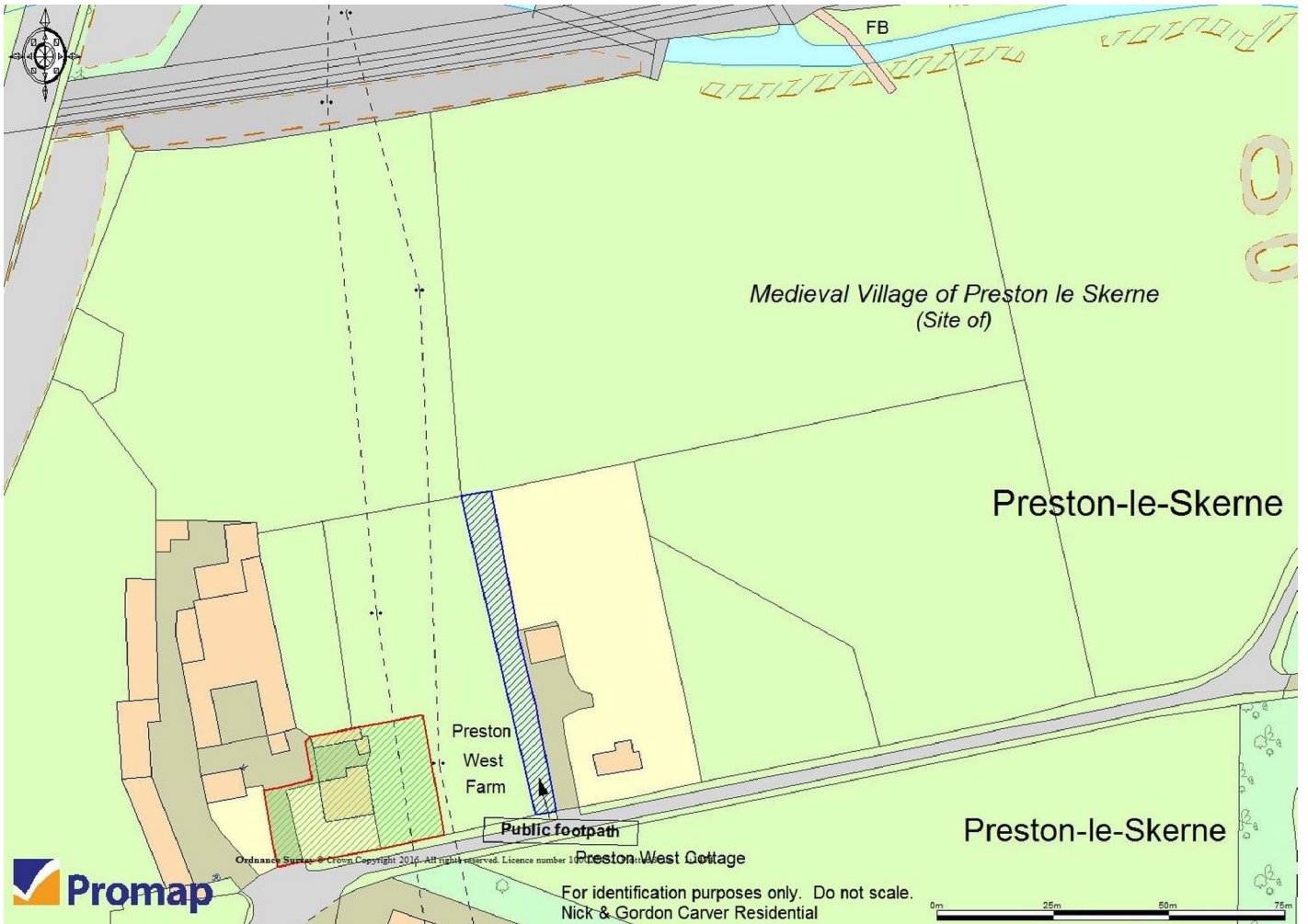
Ground Floor



First Floor



Sketch Plan: Not To Scale. For Illustrative Purposes Only. Produced by Carver Building Surveyors.
Plan produced using PlanUp.



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