



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



35 Pemberton Road, Newton Aycliffe DL5 4RW

£110,000

An opportunity to purchase this well presented, semi detached home, which has been improved by its current owners and is situated in the Pemberton Road cul de sac located in the popular town of Newton Aycliffe, a short distance from the town centre and the range of amenities it has to offer. The accommodation offers great reception space downstairs and over two floors comprises of an entrance hall, a good sized living room, a modern kitchen/diner, a first floor landing, a master bedroom with fitted wardrobes, an ample sized second bedroom and a house bathroom. To the exterior of the property, there is a low maintenance front garden laid to lawn, a lengthy driveway providing off street parking for a number of vehicles whilst to the rear, a sizeable, enclosed rear garden with the added benefits of central heating & double glazing throughout, viewing is essential to appreciate the plot, aspect, presentation & location of this superb property which should appeal to a range of buyers. EPC 'C'



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The Accommodation Comprises

Entrance Hall

With double glazed composite entrance door to the front elevation, radiator and stairs to the first floor.

Lounge

13'10 x 10'3 (4.22m x 3.12m)

With double glazed window to the front elevation, TV & telephone points, laminate flooring and radiator.

Kitchen/Diner

13'5 x 8'3 (4.09m x 2.51m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with mixer taps over, tiled splashback, integrated electric oven & ceramic hob, extractor hood & light, plumbing for a washing machine, radiator, storage cupboard and double glazed window to the rear & door to the side elevation.

First Floor Landing

With double glazed window to the side elevation and access to the roof space.

Master Bedroom

12'4 x 10'2 (3.76m x 3.10m)

With double glazed window to the front elevation, fitted wardrobe and radiator.

Bedroom Two

9'6 x 6'11 (2.90m x 2.11m)

With double glazed window to the rear elevation and radiator.

House Bathroom

Including a modern three piece suite comprising of a panelled bath with shower over, wash hand basin, low level w.c., part tiled walls, radiator, extractor fan and double glazed window to the rear elevation.

Exterior

Off Street Parking

A length driveway providing off street parking for a number of vehicles.

Front Garden

Low maintenance front garden laid mainly to lawn

Rear Garden

Enclosed rear garden with fenced boundaries, raised decking seating area, patio space, timber-framed storage shed and sizeable lawned area.



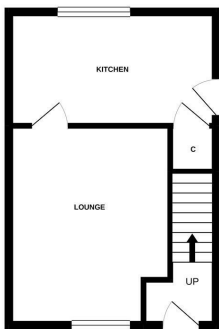


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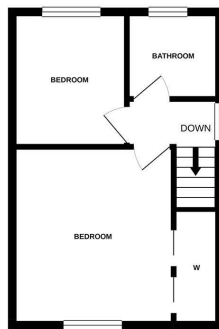
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GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, masses and other data are for information only and should not be relied on for any purpose. The actual condition and appearance of the property may vary from the information provided. The accuracy of the information is not guaranteed. The accuracy of the information is not guaranteed. The accuracy of the information is not guaranteed.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

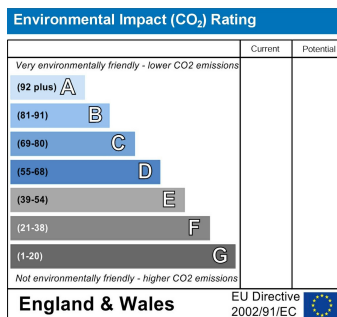
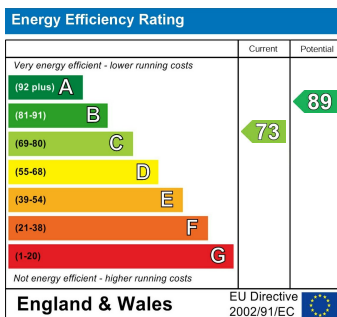
*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Viewing

Viewing is Strictly By Appointment Only.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.



1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

