



Bury Road, Newton Aycliffe DL5 5DL

welcome to

Bury Road, Newton Aycliffe

A two bedroom, first floor flat situated in a highly popular area of Newton Aycliffe. Offering an ideal location close to local amenities, public transport access and local schools, makes this home perfect for first time buyers and investment.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator

Lounge

14' x 17' (4.27m x 5.18m)

Window to front, radiator

Kitchen

12' x 9' (3.66m x 2.74m)

Window to side, recess for washer, splash back, range of wall and base units, extractor fan, oven with electric hob, radiator, spotlights

Bedroom 1

10' 1" x 10' 1" (3.07m x 3.07m)

Walk-in wardrobe, window to side, radiator

Bedroom 2

11' 1" x 9' (3.38m x 2.74m)

Window to side, radiator

Bathroom

Walk-in shower, towel rail, window to side, wash hand basin, low level WC, cladded walls, spotlights





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welcome to

Bury Road, Newton Aycliffe

- FIRST FLOOR FLAT
- ON-STREET PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£85,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
STO114436 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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