



## 2 bed maisonette to buy in DL5

Hareson Road, Newton Aycliffe, Durham,  
DL5 7QT

**£40,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Double Bedrooms
- ✓ Second Floor
- ✓ Tenant in Situ
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY !!

Presenting this superb two-bedroom maisonette offered for sale in the sought-after neighbourhood of Newton Aycliffe, Durham County. This marvellous property is situated on the second floor, offering an attractive prospect for investors, with a reliable tenant currently paying £500pcm in situ. Nestled within a residential estate, this second floor property guarantees peace and comfortable living.

Both bedrooms are generous doubles. The rooms are bright and airy, offering ample space for storage and furniture arrangement.

There is one well-appointed bathroom.

The location within Newton Aycliffe offers easy access to an array of local facilities and amenities. With excellent transportation links, it's an ideal investment opportunity.

Overall, this maisonette demonstrates excellent value and potential for any prospective buyers looking for an investment opportunity or a comfortable home. Its current tenancy also provides a readily available source of income, making it a fantastic asset to budding landlords.

Don't miss out on this fantastic opportunity. For more details or to arrange a viewing, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 98

Price: Starting Bid £40,000

Property Type: Maisonette

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

5.60m x 4.70m (18'4" x 15'5")

Open plan lounge, dining area and kitchen.



## Dining Area



## Kitchen

3.80m x 2.40m (12'5" x 7'10")

Base and wall units with integrated electric hob and double oven.



## Bedroom 1

4.40m x 3.00m (14'5" x 9'10")

Spacious double bedroom



## Bedroom 2

3.80m x 2.40m (12'5" x 7'10")

Second double bedroom.

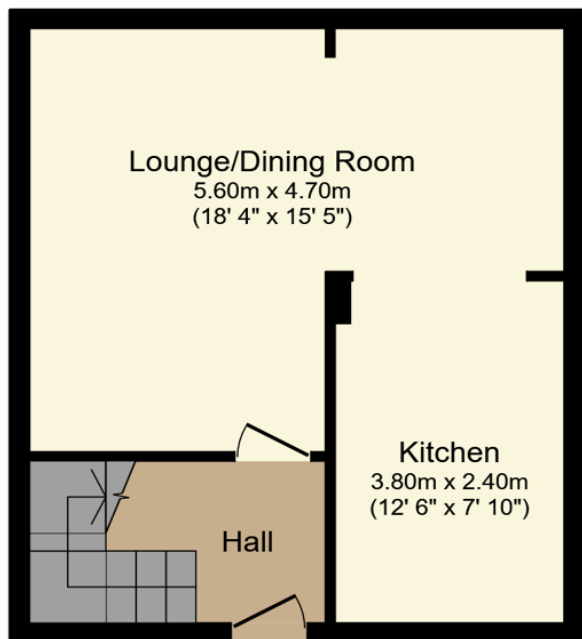


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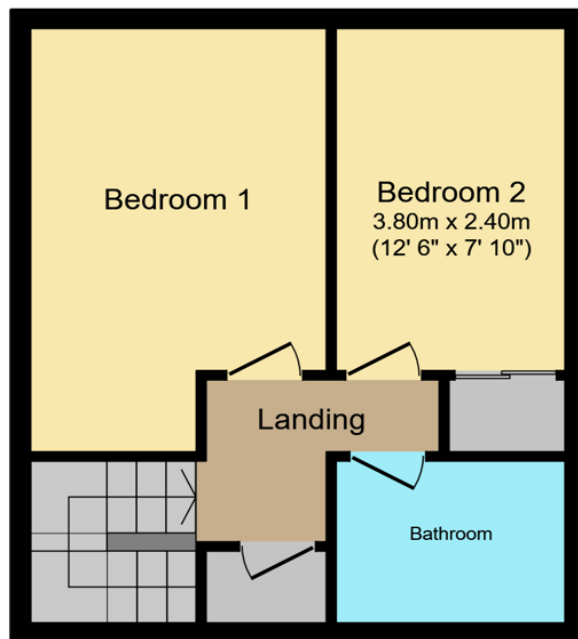
## Bathroom

White bathroom with w.c pedestal sink and shower over bath.





**Ground Floor**  
Floor area 37.0 sq.m. (398 sq.ft.)



**First Floor**  
Floor area 37.0 sq.m. (398 sq.ft.)

**Total floor area: 73.9 sq.m. (796 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hareson Road, Newton Aycliffe, Durham, DL5 7QT

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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