



2 Bedrooms

Occupying a larger corner plot this is a well-presented and improved semi-detached house set back from the main road with a large rear garden, UPVC double glazing, gas fired central heating and parking for several vehicles on a long driveway.

## 35 Pemberton Road

Newton Aycliffe, County Durham, DL5 4RW

EPC Rating C



Best Agent  
NORTH EAST AWARD WINNER

2017



With gas fired central heating and UPVC double glazing this property would be ideal for the first time buyer or the property investor and it comprises on the ground floor; entrance lobby, lounge with wall mounted inset gas fire and a kitchen/dining room refitted with a range of floor and wall units. To the first floor there are two bedrooms, the master with sliding door wardrobes, and a bathroom/wc with a shower. Externally the property occupies a very generous plot with a large rear garden with wood decked patio area. There is also a long driveway for car parking.

Pemberton Road is pleasantly situated close to a very good range of shops and amenities which are available in Newton Aycliffe including schools for all age groups and a regular bus service. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town centre which is a short drive away.

## The Accommodation Comprises

### Ground Floor

#### Entrance Lobby

UPVC double glazed front door, radiator and stairs to the first floor.



For additional information and full photo gallery please visit [jww.co.uk](http://jww.co.uk)



### Lounge

Wall mounted inset gas fire, UPVC double glazed window, radiator and t.v. aerial point.

### Kitchen/Dining Room

Refitted with a range of floor and wall units, electric oven, electric four ring hob with extractor hood over, plumbing for washing machine, radiator, UPVC double glazed window, under stairs cupboard and UPVC double glazed rear door.

### First Floor

#### Landing

UPVC double glazed window and access to the loft.

#### Bedroom 1

Sliding door wardrobes, UPVC double glazed window and radiator.

#### Bedroom 2

UPVC double glazed window and radiator.

### Bathroom

Panelled bath with shower over, wash hand basin, low level w.c., UPVC double glazed window and radiator

### Externally

#### Gardens

The property occupies a large plot for its type with the rear garden a real feature, a particularly good size with wood decked patio area. There is a lawned garden to the front.

#### Car Parking

There is a long driveway for car parking.

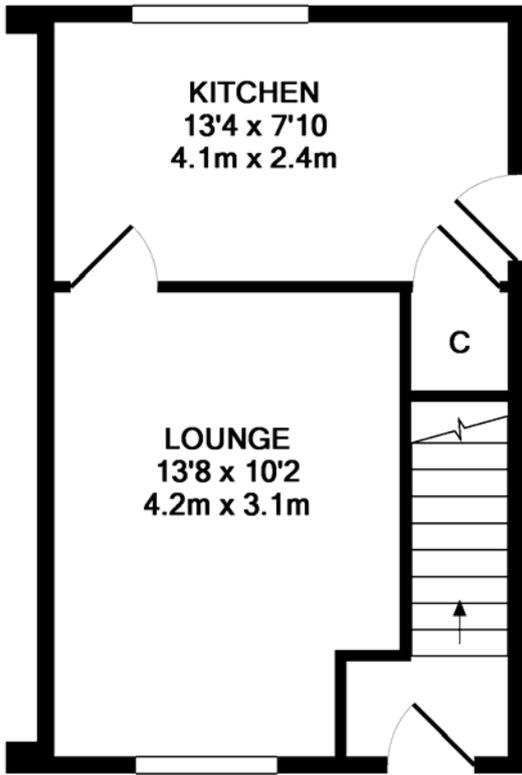
#### Council Tax Band - A

#### Tenure - Freehold

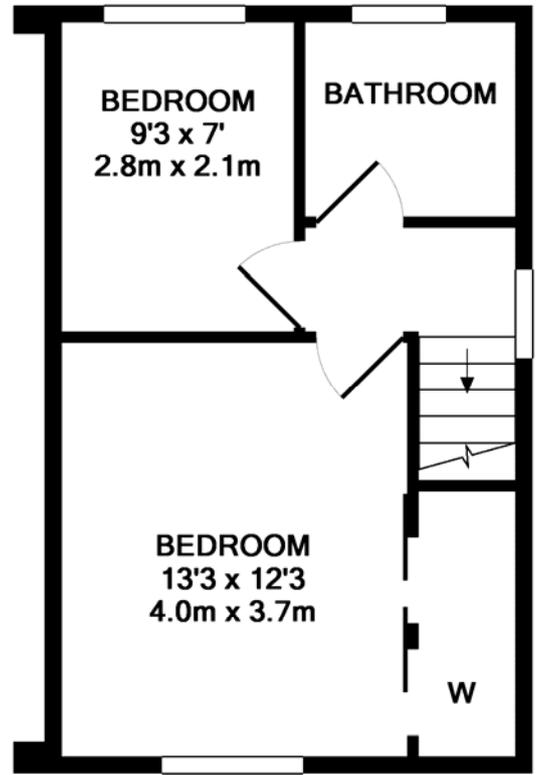
#### Viewing - By appointment through JW Wood



Details prepared by:  
Gary Stephenson



GROUND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Not to scale-for general guidance only.  
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought.

All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order.

Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

These particulars do not constitute a contract or part of a contract.

