



MERRIFIELD
ESTATES



3 Cherrytree Drive | The Chestnuts | School Aycliffe | DL5 6GG

£250,000

-
-
-
-
-



Property Description

ENTRANCE HALL

Accessed via composite, part glazed front door, offering access to the lounge, dining room and kitchen, in addition to staircase to the first floor there is understairs storage and ground floor wc.

LOUNGE

11' 10" x 21' 5" (3.61m x 6.53m) A spacious living room, having feature bay window to the front aspect and double French doors to the rear, offering access to the patio area.

There is a central fireplace, hosting gas flame effect fire. Walls are emulsion painted, with feature hearth wall which is papered. There is cream carpet laid to the floor.

KITCHEN

9' 5" x 12' 1" (2.89m x 3.69m) The kitchen is fitted with a range of grey painted laminate wood units, having stainless steel sink / drainer, integrated electric oven and gas hob. Additionally there is an integrated dishwasher. The floor is tiled, walls are plaster painted with tiled splashback areas. There is space for a small breakfast table.

UTILITY ROOM

5' 1" x 7' 10" (1.57m x 2.41m) Having some fitted floor units, in keeping with the kitchen units, there is space here for a tall fridge freezer plus integrated washing machine. There is access to the garden via composite entry door.

DOWNSTAIRS WC/ CLOAKS

3' 8" x 6' 4" (1.12m x 1.95m) Larger than average ground floor wc, having white hand wash basin and low level wc.

DINING ROOM

9' 5" x 10' 3" (2.89m x 3.13m) Located to the front aspect, having bay window and double doors from the hallway, the dining room is a multi-functional room, which would also make an ideal toy room or home office. There is wood flooring, which continues through from the hallway.

MASTER BEDROOM

9' 9" x 12' 1" (2.99m x 3.69m) Situated to the front of the property, the master bedroom has a range mirrored door fitted wardrobes and space for double bed and associated furniture.

ENSUITE

Having integrated shower cubicle with electric shower, white low level wc and vanity unit with hand wash basin.

BEDROOM TWO

9' 5" x 12' 0" (2.88m x 3.67m) This is a double room, located to the rear of the property, having space for double bed, wardrobe and associated furniture, the room is presented in good order, with neutral tone carpet and walls including feature papered wall.

BEDROOM THREE

9' 3" x 11' 8" (2.83m x 3.58m) A further double room, located to the front of the property, in good decorative order.

BEDROOM FOUR

8' 8" x 9' 5" (2.65m x 2.88m) The fourth bedroom, could also hold a double bed and again is in good decorative order.

HOUSE BATHROOM

6' 2" x 6' 11" (1.89m x 2.11m) The house bathroom has a white suite, including fitted bath, hand wash basin and low level wc.

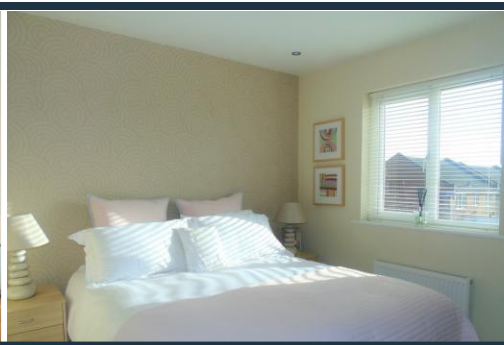
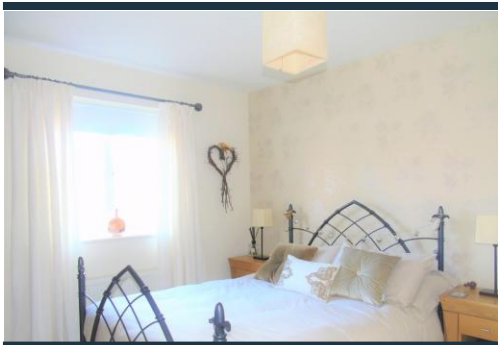
GARDEN FRONT AND REAR

31' 5" x 37' 8" (9.6m x 11.5m) (Garden measurements are approximate)

The rear garden is fully enclosed, having gate to driveway, walled and fenced areas. There is an attractive and useful patio area, accessible via the French doors from the lounge. There is a maintained lawn with shrubbery, plus access to the garage via side entry door.

To the front of the property, there is a pathway leading to the front

door and lawned and shrubbed areas.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

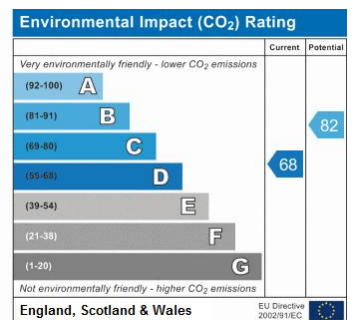
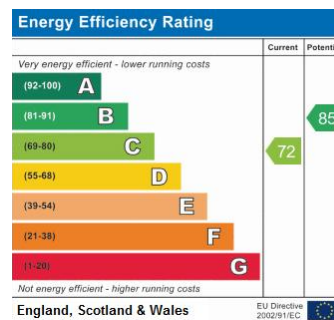
Contact Details

Dalton House
Brunel Road
Middlesbrough
TS6 6JA

www.merrifieldestates.co.uk

info@merrifieldestates.co.uk

01642 939 109



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.