



**CARVERS**  
SALES & LETTINGS

Hartley Road  
Newton Aycliffe, DL5 4NR  
Offers in the region of £115,000

House - Terraced



Occupying a most convenient location within walking distance of Newton Aycliffe Town Centre, this 2 bedroom mid-terrace property features both a DRIVEWAY and SINGLE GARAGE.

An internal viewing will reveal an entrance vestibule and a welcoming dual aspect living room, which is bathed in natural light and boasts French doors that lead directly to the rear garden, creating an ideal space for relaxation and entertaining.

The well-appointed kitchen and dining area is equally inviting, equipped with built-in appliances including a fridge, freezer, and dishwasher, making meal preparation a breeze. This space is perfect for family gatherings or casual dining.

On the first floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, featuring a WC and all necessary amenities.

Externally, the property is complemented by a block-paved driveway that accommodates 2-3 vehicles, ensuring parking is never a concern. The enclosed rear garden is a true highlight, featuring a well-maintained lawn, wood decked areas, and astro turf, offering a versatile outdoor space for both relaxation and play. Additionally, a single garage with French doors provides easy access to the garden, enhancing the overall functionality of the home.



- Dual aspect living room
- Two double bedrooms
- Enclosed rear garden
- Garage
- Dual aspect kitchen
- Bathroom/WC
- Driveway
- Popular central location

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

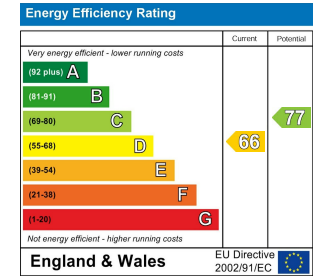
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





HARTLEY ROAD, NEWTON AYCLIFFE. DL5 4NR.

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Property size taken from EPC  
742.00 sq ft

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