



CARVERS
SALES & LETTINGS

Staintondale
Newton Aycliffe, DL5 7LG
Offers in the region of £145,000

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN this 3 bedroom SEMI-DETACHED property features a fitted kitchen, built-in wardrobes to the principal bedroom, enclosed rear garden and an ATTACHED SINGLE GARAGE.

Upon entering, you are welcomed by an entrance vestibule that leads to a staircase ascending to the first floor landing. The dual aspect living/dining room is a standout feature, boasting a lovely bay window that fills the space with natural light, as well as a window overlooking the enclosed garden to the rear. The fitted kitchen is equipped with built-in stainless steel cooking appliances and a wall-mounted gas-fired combination boiler, making it both functional and stylish.

The first floor comprises three bedrooms, including a principal bedroom with built-in wardrobes, providing ample storage. The family bathroom/WC includes a panelled corner bath with overhead shower.

Outside, the property boasts an enclosed rear garden, complete with a lawn and patio area, perfect for outdoor entertaining or simply enjoying the fresh air. The block-paved driveway leads to an attached single garage, which offers useful overhead storage.

This home is part of the popular "The Chase" development, known for its proximity to reputable local schools, making it an excellent choice for families. With no onward chain, additional features include a composite front door, some replacement uPVC double glazing, and gas central heating to radiators, ensuring comfort.



- Composite front door and some replacement uPVC double glazing, (August 2025)
- Fitted kitchen
- Enclosed rear garden with lawn and patio areas
- Attached single garage
- Popular "The Chase" development within walking distance of local schooling
- Dual aspect living/dining room
- Built-in wardrobes to the principal bedroom
- Driveway
- No onward chain
- Ideal home for a first time buyer or small family

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

Buyer(s) Identification Checks

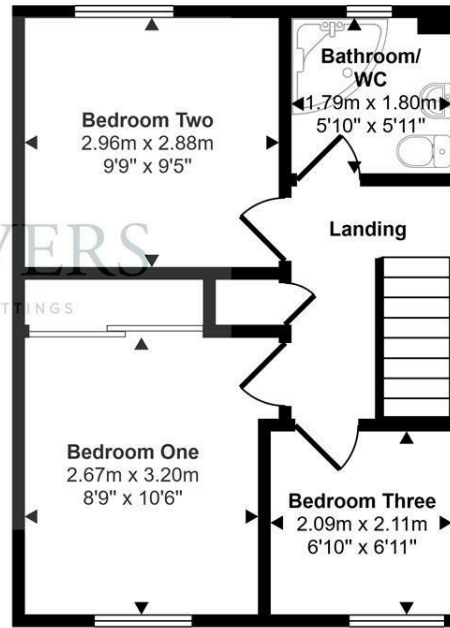
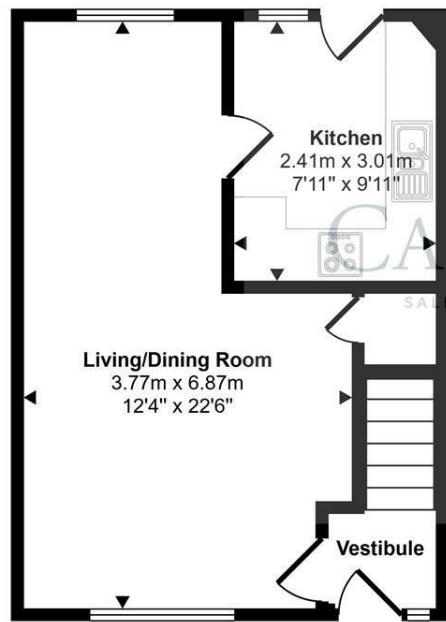
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Property Size

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)



Approx Gross Internal Area
66 sq m / 711 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Property size taken from EPC
753.00 sq ft

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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