

CARVERS

SALES & LETTINGS

Crewe Road

Newton Aycliffe, DL5 5PD

Offers in the region of £85,000

House - Terraced

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Offered for sale with NO ONWARD CHAIN this 2 bedroom mid-terrace property is pleasantly situated in the "Sugarhill" area of Newton Aycliffe.

The property, which features recently laid flooring and a programme of decoration throughout, features an entrance vestibule with staircase to a naturally lit landing and a dual aspect living room, providing a bright and airy space perfect for relaxation or entertaining. The kitchen, which overlooks the rear garden, is functional and well-appointed, making it an ideal spot for culinary endeavours. The ground floor also features a conveniently located bathroom/WC.

Upstairs, you will find two bedrooms, offering ample space for personal belongings. The property benefits from uPVC double glazing and gas central heating to radiators, ensuring warmth and energy efficiency throughout the year.

Outside, the property boasts a lawned garden to the front, while the enclosed rear garden features both lawn and patio areas, perfect for enjoying the outdoors or hosting gatherings. The garden overlooks a green, providing a pleasant view and a sense of openness.

This home is ideally situated close to local schooling, regular bus routes and Newton Aycliffe Town Centre.









- Dual aspect living room
- Ground floor bathroom/WC
- Front & rear gardens
- New carpets & flooring throughout
- Kitchen
- 2 first floor bedrooms
- Upvc double glazing & GCH, (rads)
- No onward chain



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

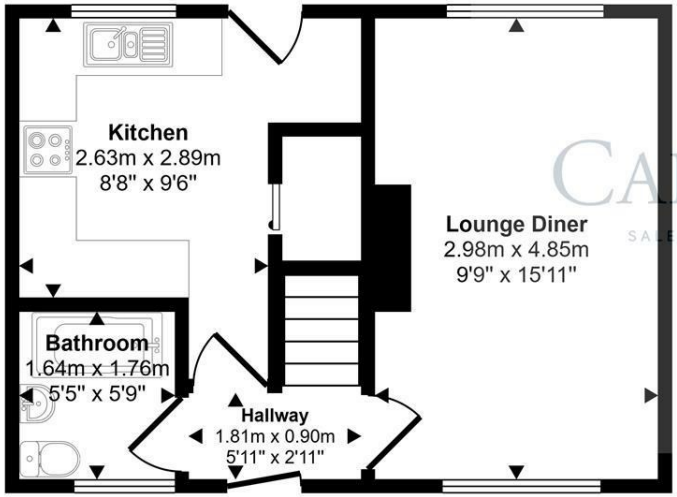
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



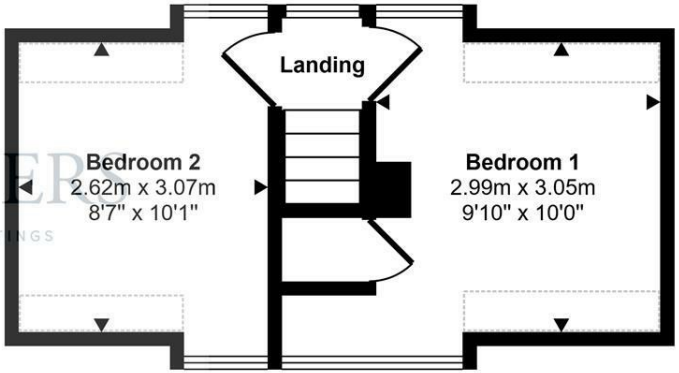




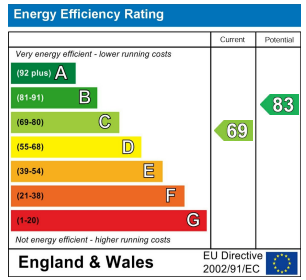
Approx Gross Internal Area
54 sq m / 585 sq ft



Ground Floor
Approx 33 sq m / 350 sq ft



First Floor
Approx 22 sq m / 236 sq ft



Property size taken from EPC
602.00 sq ft

Denotes head height below 1.5m

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.



The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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