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Sharp Road
Newton Aycliffe, DL5 5NX

Offers in the region of £130,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

A beautifully presented family home ideally situated within walking distance of Sugar Hill School. An internal viewing will reveal an inviting entrance hallway that leads you into a spacious "L" shaped living and dining room, ideal for both relaxation and entertaining. The modern fitted kitchen is a highlight, providing a functional space for culinary enthusiasts. Upstairs, you will find three well-proportioned bedrooms, with the principal bedroom boasting a generous range of built-in wardrobes, ensuring ample storage. The first floor also includes a contemporary shower room, complete with a stylish white suite, as well as a separate WC for added convenience. The property benefits from uPVC double glazing throughout, enhancing energy efficiency and comfort. Outside, the enclosed garden to the rear offers a private retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Situated in close proximity to Sugar Hill School, this home is ideally located for families seeking a friendly community atmosphere. With its combination of modern amenities and a welcoming environment, this terraced house on Sharp Road is a wonderful opportunity for those looking to settle in Newton Aycliffe.





Agents Notes

Tenure:- Freehold

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

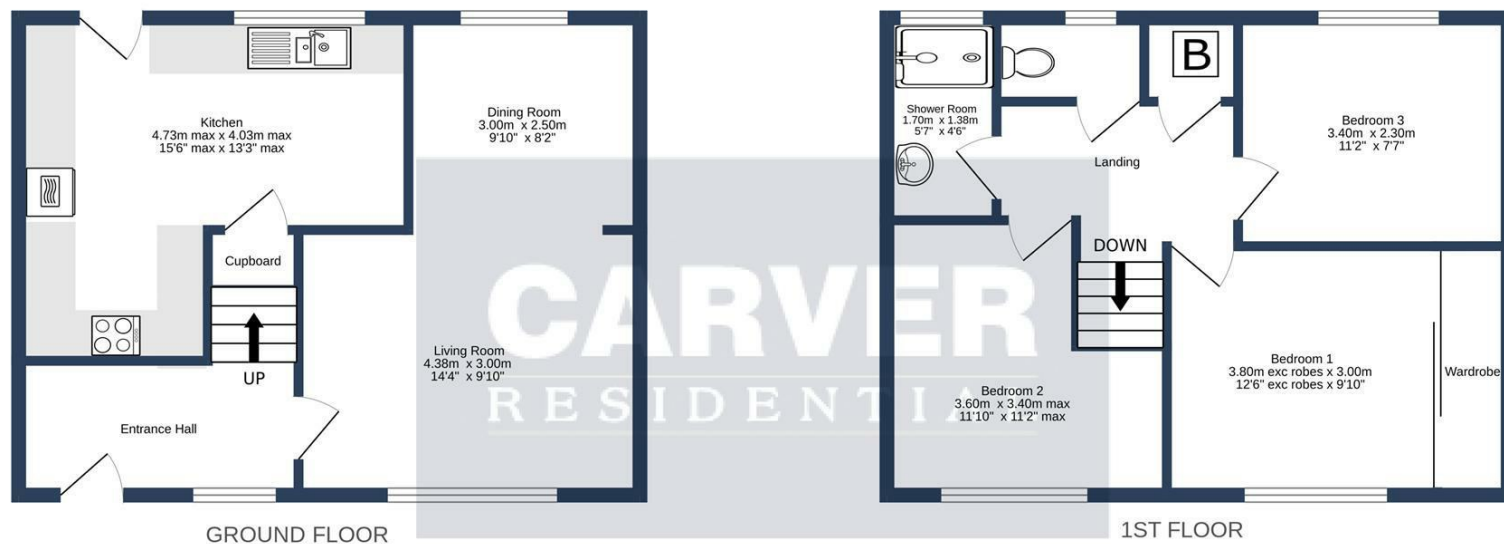
uPVC double glazing throughout

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 Carver Residential 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.



SHARP ROAD, NEWTON AYCLIFFE. DL5 5NX.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

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MAB 6202



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