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Newton Grange

Toronto, Bishop Auckland, DL14 7RP

**Offers in the region of £155,000**

House - End Terrace  
3 Bedroom/s  
2 Bathroom/s



A beautifully presented 3 BEDROOM end-link property with GROUND FLOOR WC, MODERN FITTED KITCHEN/DINING ROOM, EN-SUITE SHOWER ROOM/WC, DOUBLE WIDTH DRIVEWAY. Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground-floor WC. The heart of the home is the modern fitted kitchen/dining room, which boasts a range of integrated appliances, making it perfect for both cooking and entertaining. The spacious lounge is bathed in natural light, thanks to the French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The first floor features three well-proportioned bedrooms, including a principal bedroom complete with built-in wardrobes and an en-suite shower room/WC, ensuring privacy and convenience. The family bathroom/WC is fitted with a contemporary suite, catering to the needs of the household. Outside, the property benefits from a double-width driveway at the front, providing ample parking for two vehicles. The enclosed South facing rear garden is a true gem, not overlooked and featuring both lawn and decked areas, ideal for relaxation or entertaining guests. Additional features include uPVC double glazing and gas central heating to radiators, ensuring comfort throughout the seasons. This property is perfect for a first-time buyer, families or professionals seeking a modern home in a peaceful yet accessible location. Don't miss the opportunity to make this lovely house your new home.







- Ground floor WC
- Lounge with French doors opening to rear garden
- En-suite shower room/WC
- Enclosed South facing rear garden, not overlooked, with lawn and decked areas
- Beautifully presented to a high standard throughout
- Modern fitted kitchen/dining room
- Built-in wardrobes to principal bedroom
- Family bathroom/WC with contemporary white suite
- Double width driveway
- Ideal starter or family home

**Agents Notes**

Tenure:- Freehold

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

uPVC double glazing throughout

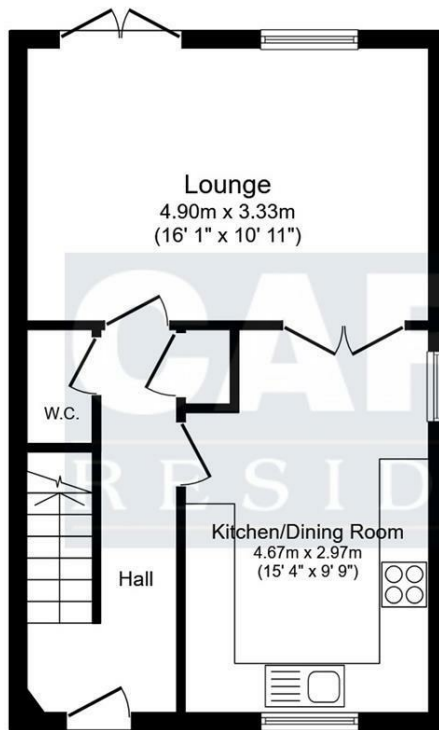
Council Tax:- Band B

Local Authority:- Durham County Council

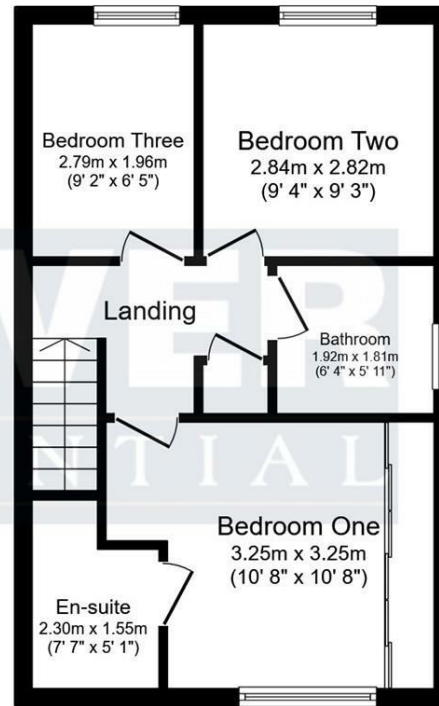
The vendor of this property is employed by Carvers

**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.



**Ground Floor**  
Floor area 39.7 sq.m. (427 sq.ft.)



**First Floor**  
Floor area 39.7 sq.m. (427 sq.ft.)

Total floor area: 79.4 sq.m. (854 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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