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NICK & GORDON  
**CARVER**  
RESIDENTIAL



**Crawford Road, Newton Aycliffe, DL5 5PG**  
**Offers in the region of £139,950**

A lovely SEMI-DETACHED property with GROUND FLOOR WC, fitted kitchen, enclosed rear garden and 4-6 VEHICLE DRIVEWAY TO THE FRONT. The property is situated within a popular residential location within walking distance of reputable schooling and everyday amenities.



 **RICS**

NATIONAL  
**NAEA**  
ESTATE AGENTS 

## Description

This is lovely family home pleasantly situated within walking distance of Sugar Hill school.

The ground floor features an entrance hallway with staircase to first floor and door opening to the bay windowed dual aspect "L" shaped lounge/dining room. The kitchen is situated to the rear of the property and features a range of white gloss floor and wall mounted units together with built-in cooking appliances. In addition there is a useful utility room with door opening to the rear garden together with a ground floor WC.

The principal bedroom to the first floor is a double room with built-in wardrobes whilst the second and third bedrooms also have the benefit of built-in wardrobes. There is a shower room with corner shower cubicle together with a separate WC.

Externally there is an extensive driveway to the front of the property suitable for parking a number of vehicles whilst to the rear of the property there is an enclosed garden with both lawn and patio areas.

## Agents Notes

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

uPVC double glazing throughout

Council Tax - Band B  
Durham County Council

## Entrance Hallway

### Lounge

14'5" inc chimney breast x 9'9" (4.41m inc chimney breast x 2.99m)



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