



****NO ONWARD CHAIN**** A three-storey family home occupying a prominent central location close to Newton Aycliffe Town Centre. As you enter, you are greeted by an entrance hallway that leads to a spacious utility room, offering ample storage solutions and a convenient ground floor WC. The heart of the home is undoubtedly the first-floor living room, which features a patio door that opens onto the garden, allowing natural light to flood the space. Adjacent to this is a large open-plan fitted kitchen and dining area, ideal for family meals and gatherings. The property comprises three roomy bedrooms located on the second floor, providing a peaceful retreat for all family members. The family bathroom/WC is well-appointed, ensuring that daily routines are both practical and pleasant. Outside, the sizeable enclosed garden offers a private outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes an integral garage, adding to the convenience of this lovely home. With no onward chain, this property is well-positioned, providing easy access to local amenities and transport links, making it an ideal choice for those seeking a blend of comfort and convenience.





- Three-storey
- Living room to first floor with patio door
- Bathroom/WC
- Integral garage
- No onward chain
- Ground floor WC and utility room
- Large kitchen/dining room
- Three second floor bedrooms
- Sizeable enclosed garden
- Popular location

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.

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, garage)



HARTLEY ROAD, NEWTON AYCLIFFE, DL5 4NR.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC	

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MAB 6202



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