



Situated in the popular "Simpasture" area of Newton Aycliffe this 3 BEDROOM END-TERRACE property features a GROUND FLOOR WC and DETACHED SINGLE GARAGE.

Upon entering, you are welcomed by an entrance vestibule that leads into a generous living room, perfect for relaxation and entertaining. The kitchen is functional and well-equipped, providing ample space for culinary pursuits. A convenient rear hallway includes a large under-stair cupboard, ideal for storage, as well as a ground floor WC for added convenience.

The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom/WC is thoughtfully designed, catering to the needs of the household.

Outside, the property benefits from an enclosed garden both at the front and rear, providing a safe space for children to play or for gardening enthusiasts to cultivate their green thumb. The driveway accommodates parking for up to three vehicles, and a detached garage adds further convenience for storage or additional parking. (the electric roller door, roof and guttering were replaced in July 2024).

This home is equipped with gas central heating, with a new boiler and radiators installed in July 2024, ensuring warmth and comfort throughout the year. The uPVC double glazing enhances energy efficiency and noise reduction, making this property a practical choice for modern living.

The property is ideally located close to local shopping facilities, parks and transport links.





#### Agents Notes

Tenure:- Freehold

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

Replacement electric roller door, roof and guttering to the garage, (July 2024)

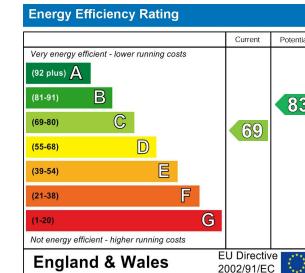
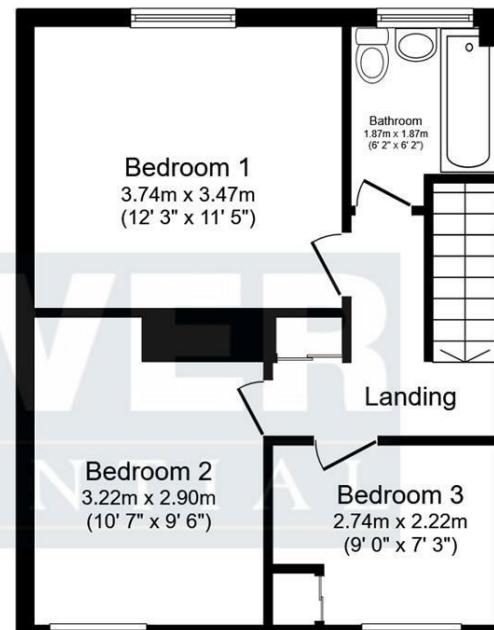
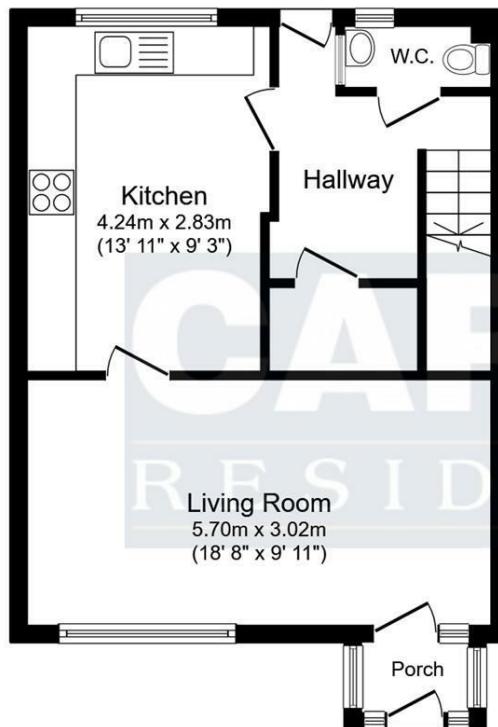
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

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**Total floor area: 85.3 sq.m. (918 sq.ft.)**

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MAB 6202

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