



**CARVERS**  
SALES & LETTINGS

Welbury Grove  
Newton Aycliffe, DL5 5AY  
£795 Per month

House - Semi-Detached



Welcome to 51 Welbury Grove, a charming semi-detached family home situated in a desirable area on the outskirts of Newton Aycliffe. This post-war property has been newly redecorated and recarpeted throughout, offering a fresh and inviting atmosphere for its new occupants. Spanning an impressive 936 square feet, this residence is perfect for families seeking comfort and convenience.

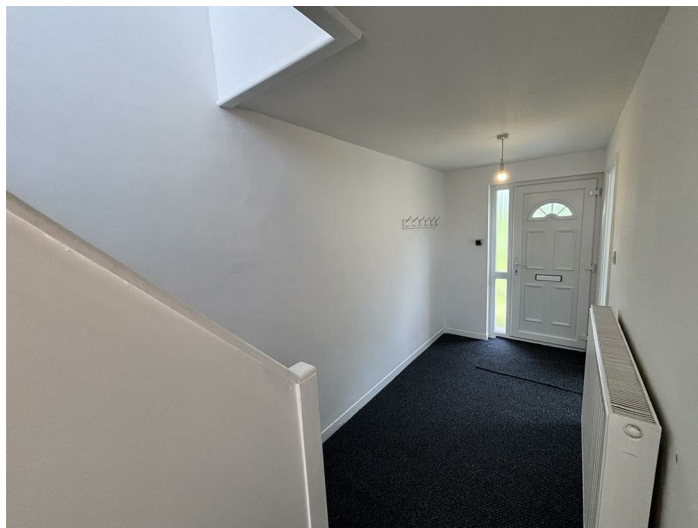
Upon entering, you are greeted by a welcoming entrance hallway that leads to a practical ground floor WC. The spacious living room provides an ideal space for relaxation, while the separate dining room is perfect for family meals and entertaining guests. The well-appointed kitchen completes the ground floor, making it a functional hub for daily living.

As you ascend to the first floor, you will find three generously sized bedrooms, each offering ample space. The family bathroom is thoughtfully designed, featuring a separate corner shower cubicle for added convenience.

Outside, the property boasts an enclosed garden to the rear, providing a safe and private area for children to play or for hosting summer gatherings. Additionally, the larger than average attached garage offers valuable storage space or the potential for a workshop.

Located within walking distance of reputable local schools, 51 Welbury Grove is an ideal choice for families looking to settle in a friendly community. This delightful home combines modern comforts with a practical layout, making it a must-see for anyone seeking a new place to call home.

Council Tax: B  
EPC: E



- Ground floor WC
- Three good size bedrooms
- Large attached garage
- No onward chain
- Living room with separate dining room
- Family bathroom/WC with separate corner shower cubicle
- Enclosed rear garden

### Agents Notes

Tenure:- Freehold

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

Council Tax:- Band B

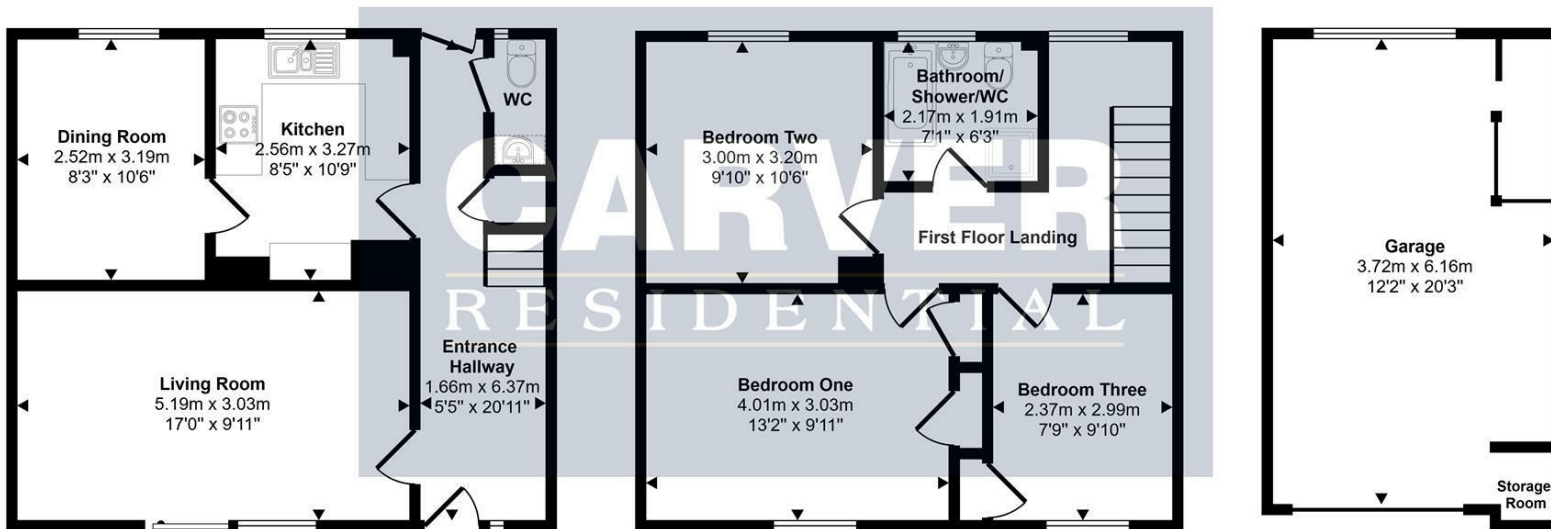
Local Authority:- Durham County Council

### 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.



Approx Gross Internal Area  
113 sq m / 1216 sq ft



Ground Floor  
Approx 45 sq m / 484 sq ft

First Floor  
Approx 45 sq m / 481 sq ft

Garage  
Approx 23 sq m / 251 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC  
936.00 sq ft

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