



VENTURE  
PLATINUM

Youens Crescent | Newton Aycliffe  
Offers Over £175,000



This immaculate presented updated and improved 3/4 bedroom property located in the popular Cobblers Hall development in Newton Aycliffe and is offered to the market with no onward chain. The property is perfectly located for the amenities in and around Cobblers Hall with a selection of retail shops, takeaways, public house and is also in the catchment area of a variety of popular schooling and ideal for those needing to commute to major road links including the A1 (M) North and South and the A19 and A66 Teesside.

The property is located over three floors and offers versatile family living and entertaining space and has benefited from a replaced stylish kitchen and a modern fitted bathroom. In addition, the property is neutrally and tastefully decorated and carpeted throughout and is in ready to move into condition, the gas central heating boiler has been replaced and the property is fully double glazed. Externally there is a driveway to the front of the property and the rear garden is well designed and well maintained ideal for family living.

#### **Reception Hallway**

With downstairs cloaks room, with wash hand basin and wc. Staircase leading to first floor and hallway leading to Snug/office and utility room.

#### **Downstairs Cloakroom**

A white suite with wash hand basin and WC.

#### **Snug/Bedroom Four 3.38 x 2.92 (11'1" x 9'6")**

Situated to the rear, currently used as a snug/office area with UPVC double glazed patio doors leading to rear garden.

#### **Utility Room**

With a composite door to the rear, plumbing for washing machine and space for tumble dryer, concealed boiler.

#### **First floor landing**

With UPVC double glazed window to the front and staircase leading to second floor.

#### **Lounge 4.75 x 3.30 (15'7" x 10'9")**

Situated to the rear, gas central heating radiator and double glazed window. French doors that lead out to Juliet balcony overlooking the rear.

#### **Kitchen/Diner 4.96 x 2.64 (16'3" x 8'7")**

A modern refitted kitchen with a modern range of wall, base and drawer units having down lighting, contrasting work surfaces, stainless steel sink unit and mixer tap, integrated Electric double oven and four ring gas hob with extractor hood. Integrated fridge/freezer.

#### **Dining Area**

Juliet balcony in the dining area over looking the front of the property.

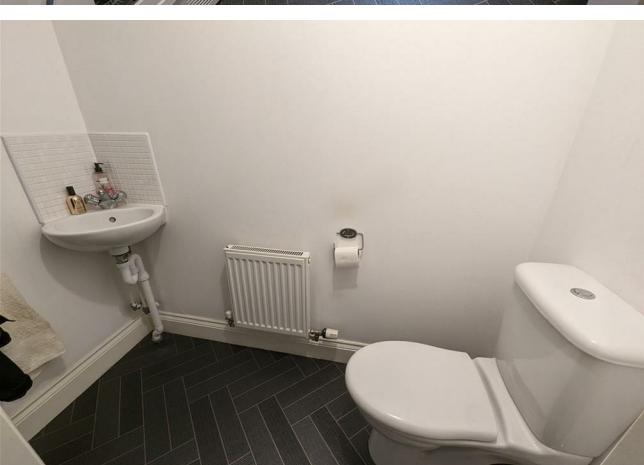
#### **Second Floor Landing**

Leading to three bedrooms and bathroom/wc

#### **Bedroom One**

The main bedroom is situated to the rear having built in double wardrobes, gas central heating radiator and double glazed window. Leading to En-Suite shower room.





#### En-Suite

With a fitted single shower cubicle and mains fed shower. Wash hand basin and w.c., ceramic tiles to the walls and floor.

#### Bedroom Two 2.79 x 2.59 (9'1" x 8'5")

Situated to the front with has central hating radiator and double glazed window.





#### Bedroom Three 3.07 x 2.06 (10'0" x 6'9")

Situated to the rear with gas central heating radiator and double glazed window,

#### Bathroom/W.C

Refitted by the current owner with a white suite comprising panelled bath with over head mains fed shower. Wash hand basin, W.C. Ceramic tiles walls and floor.

#### Externally

To the front of the property there is a block paved driveway allowing off street parking. Single garage with up and over door having the use of power and an electric car charging point.

To the rear of the property there is a south facing garden with grassed area, decking with pergola and patio area. Side access leading to the front of the property.

**Tenure**

The property is Freehold

**Council Tax Band**

Band D

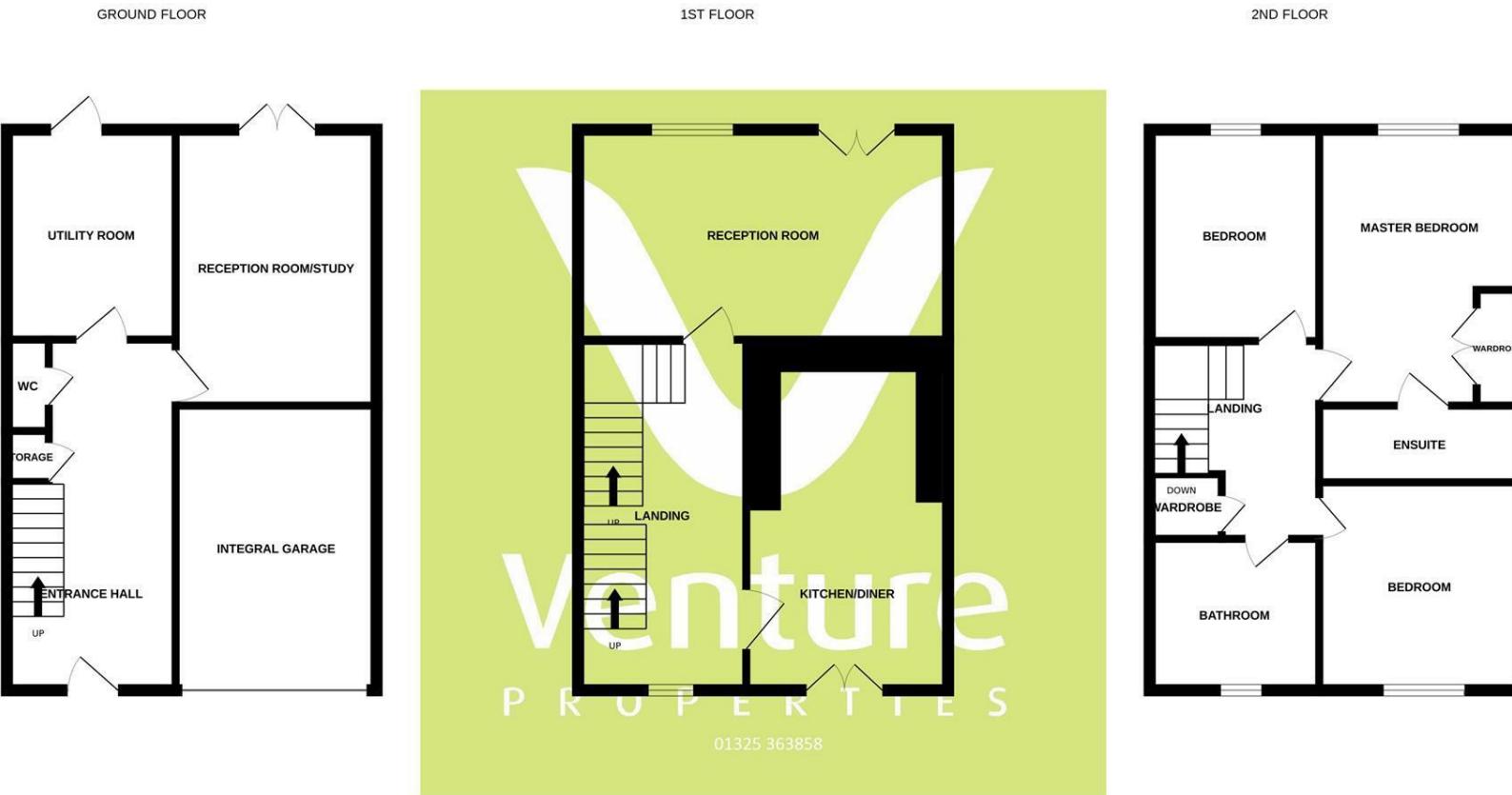
**NOTE**

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# 22 Youens Crescent | Newton Aycliffe



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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