



Washington Crescent, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £130,000





## 72 Washington Crescent

Newton Aycliffe, Newton Aycliffe

Stunning 3-Bedroom Terraced Home - Introducing this beautifully presented **three-bedroom terraced house**, perfectly situated in a sought-after residential area. From the moment you step inside, you're welcomed by a sense of warmth and style, with a spacious **lounge** providing a cosy retreat for relaxing evenings.

At the heart of the home lies a **contemporary kitchen/diner**, thoughtfully designed with sleek worktops and high-quality integrated appliances—ideal for both everyday meals and entertaining guests. A convenient **downstairs WC** adds practicality for family living and visiting guests.

Each of the **three bedrooms** is generously sized, with the **principal bedroom** benefiting from built-in wardrobes for convenient storage. The **modern family bathroom** features stylish fixtures and fittings, offering a tranquil space to unwind.

Externally: The property truly excels outdoors with a **private rear garden** that creates the perfect balance between tranquillity and functionality. A well-maintained **lawn** and **patio area** provide versatile spaces for relaxation or outdoor dining, while secure fencing ensures privacy and safety for families with children or pets. An outbuilding adds practical storage.

Please note this property has been virtually staged.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes





#### Porch

3'4" x 5'3" (1.02m x 1.62m)

#### Lounge

12'1" x 16'5" (3.70m x 5.02m)

#### Kitchen/Diner

14'5" x 14'0" (4.41m x 4.28m)

#### Hallway

4'5" x 2'7" (1.37m x 0.81m)

#### Wc

4'6" x 2'8" (1.38m x 0.83m)

#### Landing

10'6" x 5'6" (3.21m x 1.70m)

#### Bedroom 1

12'4" x 10'10" (3.77m x 3.30m)

#### Bedroom 2

12'1" x 8'10" (3.69m x 2.71m)

#### Bedroom 3

9'2" x 7'8" (2.80m x 2.34m)

#### Bathroom

6'6" x 5'7" (2.08m x 1.72m)







FRONT GARDEN

REAR GARDEN

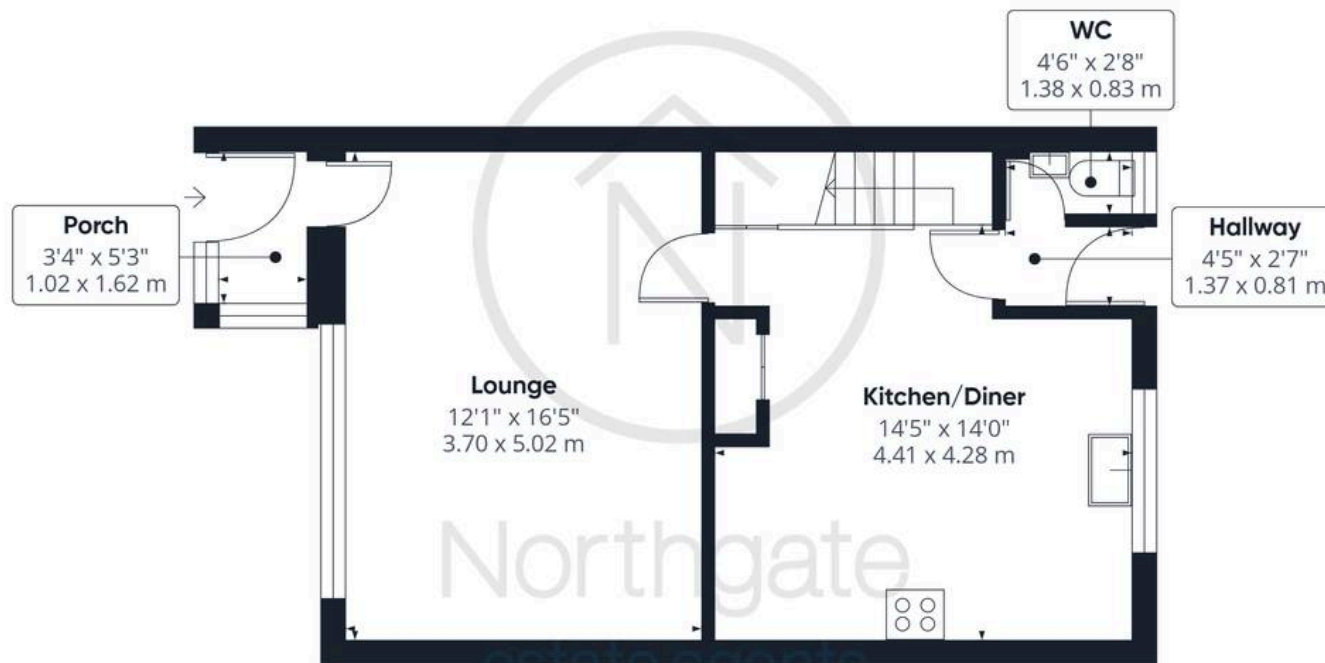












Ground Floor



Floor 1



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**Approximate total area<sup>(1)</sup>**

879 ft<sup>2</sup>

81.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Northgate - County Durham

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