

Washington Crescent, Newton Aycliffe, DL5 4AS
Offers in the region of £130,000



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Council Tax Band: B

A spacious semi-detached house that presents an excellent opportunity for first time buyers or families. The home is equipped with modern energy-efficient features, including solar panels, an air source heat pump, and a newly fitted combi boiler, all installed in 2024. These enhancements not only contribute to a sustainable lifestyle but also promise lower energy bills.

With a large reception room, this home offers ample space for relaxation and entertaining. The property boasts three sizeable bedrooms, ensuring comfort and privacy for all occupants. The modern kitchen is well-equipped and designed for both functionality and style. Notable features include a conservatory extension, a garage having been split into storage, plus useful utility area, and a rear garden with favourable south aspect.

The property is ideally located close to the town centre, offering a variety of shops, and amenities. Additionally, its proximity to the A1(M) ensures easy access to surrounding areas, making it perfect for commuters.

In summary, this semi-detached house on Washington Crescent offers comfort and convenience, making it an ideal choice for those seeking a welcoming family home in a popular area.

Ground floor
Entrance lobby via a double glazed composite front door. Large principal reception room to the front with an open aspect to a dining area perfect to entertaining. The sliding patio doors leads to the conservatory extension, which is uPVC double glazed, providing further ground floor accommodation. The refitted kitchen provides a good range of modern units with oak worktops, electric ceramic hob, extractor and single oven. The door leads to the garage which has been thoughtfully converted to allow a storage area to the front via an up & over door, plus utility area to the rear.

First floor
Landing with hatch allowing loft access and cupboard housing the 'Daikin Combi' boiler. Three light and airy bedrooms, perfect for a growing family and a shower room with double walk-in shower basin and WC.

Externally
Driveway to the front allowing off-street parking along with a gravelled garden which could double up as a second parking space. Pedestrian side access to the rear garden, which is considered relatively low maintenance having being paved and has that delightful south aspect.

Please note:
Council tax Band - B
Tenure - Freehold
EPC Rating: B
Total sq ft to be considered guide only, and includes stores (former garage)

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Principal Elevation

Entrance Lobby

Lounge
16'0" x 10'8" (4.88 x 3.26)

Dining Area
8'5" x 7'2" (2.57 x 2.19)

Conservatory
7'8" x 6'5" (2.34 x 1.98)

Kitchen
9'4" x 8'4" (max) (2.86 x 2.55 (max))

First Floor Landing

Principal Bedroom
8'8" x 18'1" (2.66 x 5.52)

Second Bedroom
16'1" x 8'0" (4.92 x 2.44)

Third Bedroom
8'5" x 9'10" (2.58 x 3.01)

Shower Room
9'10" max x 4'8" max (3.00 max x 1.43 max)

Store
8'8" 7'2" (2.66 2.20)

Store/utility area
8'8" x 10'8" (2.66 x 3.26)

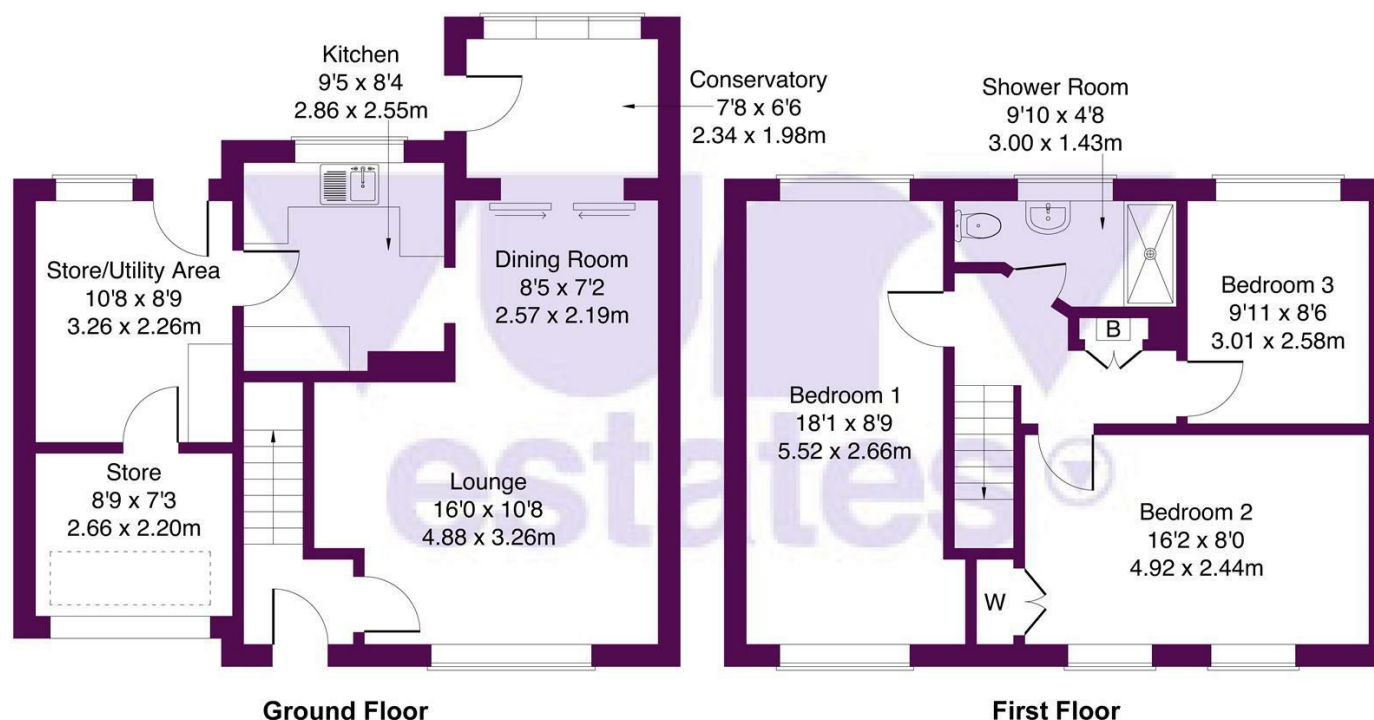
Rear Garden





Washington Avenue, Newton Aycliffe, DL5 4AS

Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(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