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Sharp Road  
Newton Aycliffe, DL5 5NX

**Offers in the region of £130,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s

A beautifully presented family home ideally situated within walking distance of Sugar Hill School. An internal viewing will reveal an inviting entrance hallway that leads you into a spacious "L" shaped living and dining room, ideal for both relaxation and entertaining. The modern fitted kitchen is a highlight, providing a functional space for culinary enthusiasts. Upstairs, you will find three well-proportioned bedrooms, with the principal bedroom boasting a generous range of built-in wardrobes, ensuring ample storage. The first floor also includes a contemporary shower room, complete with a stylish white suite, as well as a separate WC for added convenience. The property benefits from uPVC double glazing throughout, enhancing energy efficiency and comfort. Outside, the enclosed garden to the rear offers a private retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Situated in close proximity to Sugar Hill School, this home is ideally located for families seeking a friendly community atmosphere. With its combination of modern amenities and a welcoming environment, this terraced house on Sharp Road is a wonderful opportunity for those looking to settle in Newton Aycliffe.





### Agents Notes

Tenure:- Freehold

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

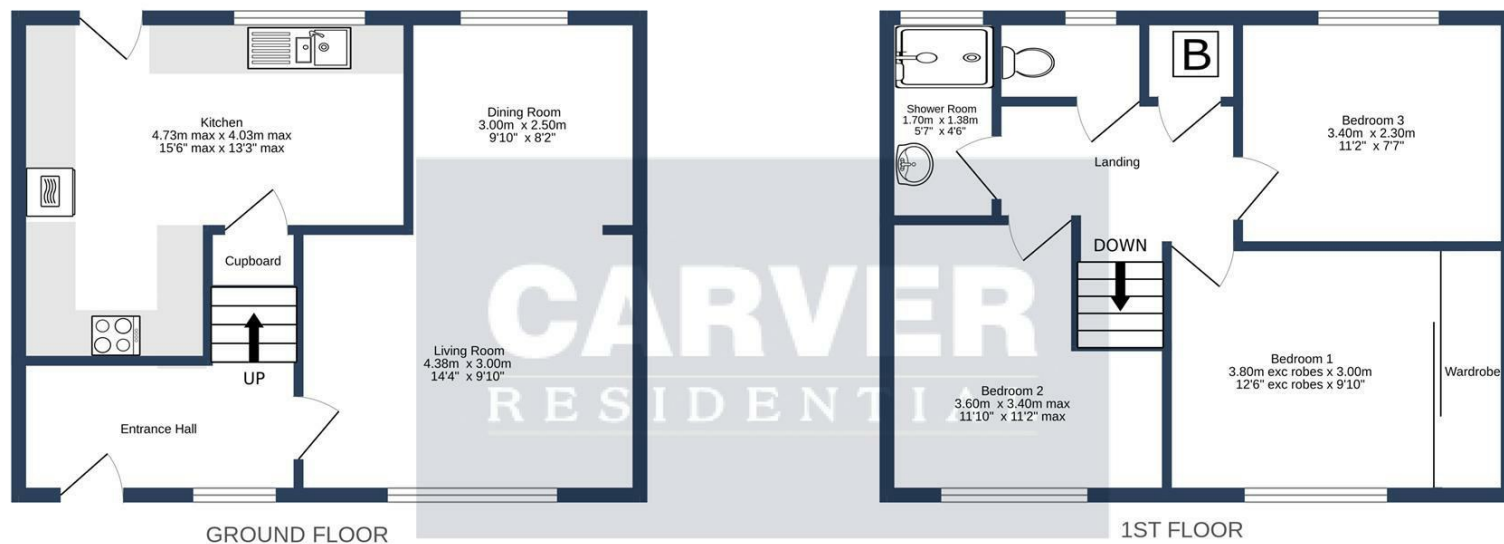
uPVC double glazing throughout

Council Tax:- Band A

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.



SHARP ROAD, NEWTON AYCLIFFE. DL5 5NX.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 72                      | 78        |
|                                             | EU Directive 2002/91/EC |           |

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MAB 6202



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