



**\*\* LARGER THAN AVERAGE SEMI DETACHED \*\* \*\* BEAUTIFULLY IMPROVED \*\***  
**\*\* SOUGHT AFTER LOCATION \*\* \*\* STUNNING OPEN PLAN KITCHEN/DINER \*\***  
**\*\* LARGE REAR GARDEN \*\***

Nicely set back enjoying a good size front garden giving excellent curb appeal this spacious, three bedroom semi detached property superbly positioned in this extremely popular part of Newton Aycliffe. It lies within an easy reach of local schooling and the town centre. With an abundance of impressive features such as a garage for secure parking or storage, large rear garden perfect for those warmer months, useful ground floor w.c., refurbished bathroom and fabulous open plan kitchen/family room, perfect for modern day living. The home is in excellent decorative order and benefits from uPVC double glazing, gas central heating and is brought to the market with NO ONWARD CHAIN.

We have no hesitation in recommending an internal viewing at your earliest opportunity to really appreciate what this home has to offer both inside and out. With welcoming versatile accommodation and open plan living we anticipate demand to be high.

Council tax band B. Freehold basis. EPC Band D  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Colburn Avenue, Newton Aycliffe, DL5 7HX**

**3 Bed - House - Semi-Detached**

**Offers In The Region Of £165,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Colburn Avenue, Newton Aycliffe, DL5 7HX



## GROUND FLOOR

Entrance hallway, ground floor cloaks/w.c., principal reception room to the front with doors leading to the large open plan kitchen diner with seating area ideal for entertaining family and friends. The beautifully appointed kitchen provides an excellent range of units, gas range cooker with chrome chimney style cooker hood, stainless steel sink unit with mixer tap and space for both dining and seating.

## FIRST FLOOR

Landing with window to the side elevation allowing natural light, cupboard housing the combi boiler and hatch with fitted ladder allowing loft access.

Three good size bedrooms, two doubles and a single. Refurbished bathroom completing the accommodation comprises white suite with panelled bath, separate shower cubicle, vanity wash hand basin and w.c.

## EXTERNALLY

The home commands an excellent plot featuring an open lawn garden to the front, driveway for off-street parking, leading to the garage for further secure parking or storage with up and over door, lighting and power. Shared pedestrian side access to the generous rear garden which is great entertaining space currently laid to lawn and has a garden shed and large decking area.

## ENTRANCE HALLWAY

## GROUND FLOOR W.C.

## LOUNGE

14'3" x 11'8" (4.36m x 3.57m)

## OPEN PLAN KITCHEN/DINER

13'11" x 7'8" (4.25m x 2.35m)

## DINING/SEATING AREA

17'8" x 12'10" (5.41m x 3.93 )

## FIRST FLOOR LANDING

## BEDROOM

12'11" x 11'7" (3.94m x 3.55m)

## BEDROOM

11'7" x 11'6" (3.55m x 3.52m)

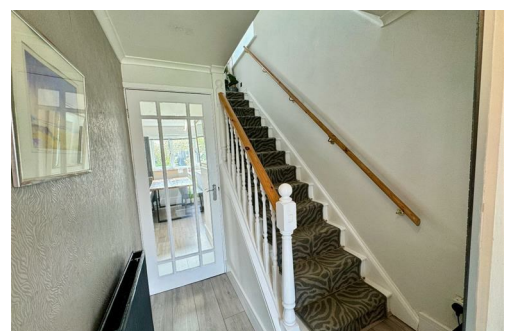
## BEDROOM

7'8" x 8'10" (2.36m x 2.71m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN



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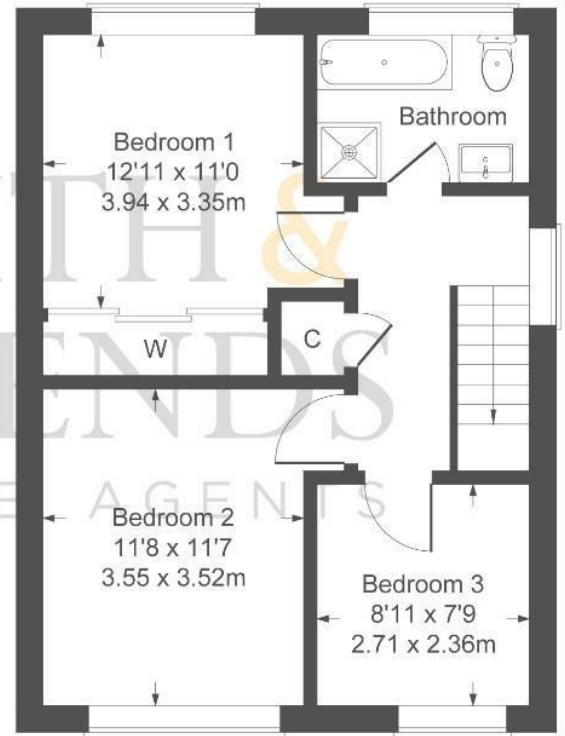
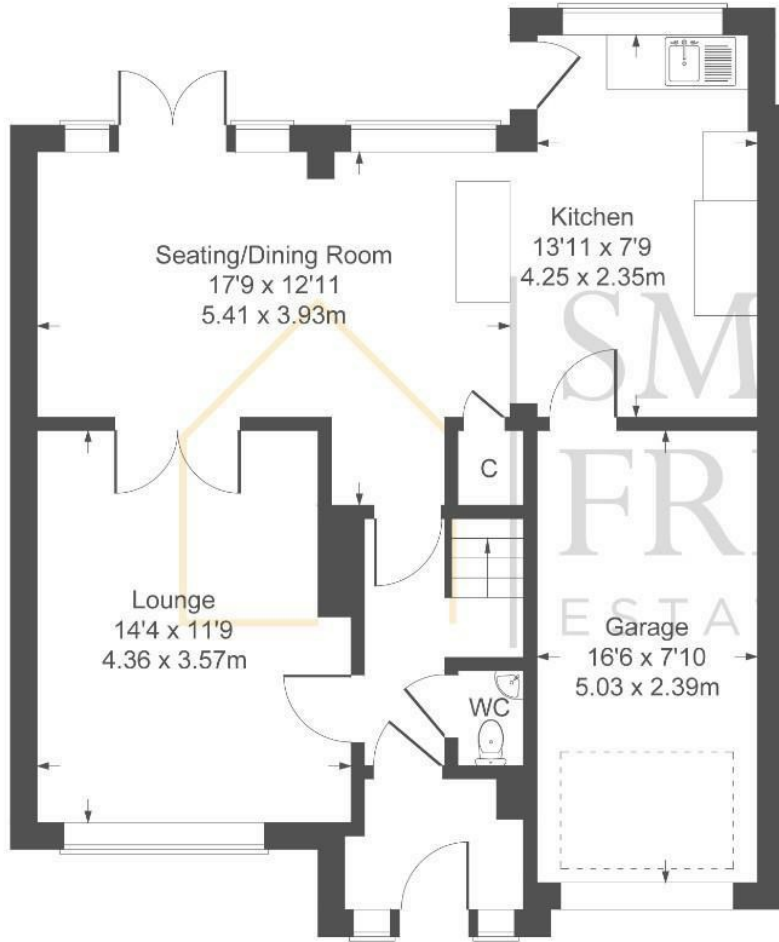


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# Colburn Avenue

Approximate Gross Internal Area  
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		
	65	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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