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Hurworth Hunt
Newton Aycliffe, DL5 7LJ

Offers in the region of £167,950

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

A beautifully presented, well maintained 3 BEDROOM semi-detached property features a GROUND FLOOR WC, modern FITTED KITCHEN and an attached SINGLE GARAGE. Upon entering, you are greeted by an inviting hallway that leads to a convenient ground floor WC. The dual aspect living and dining room is a standout feature, boasting a lovely bay window that floods the space with natural light, creating a warm and inviting atmosphere. The fabulous fitted kitchen is a chef's dream, equipped with a built-in double oven, ceramic hob, extractor fan, fridge/freezer, and dishwasher, making meal preparation a delight. The first floor landing is naturally lit and features a built-in storage cupboard for added convenience. The principal bedroom, located at the front of the house, comes complete with a range of built-in wardrobes, matching bedside cabinets, and drawers, providing ample storage. The second bedroom also benefits from built-in wardrobes, while the third bedroom offers versatility for guests or a home office. The modern shower room/WC features a spacious corner shower cubicle, ensuring comfort and style. Outside, the property boasts a block-paved driveway leading to an attached single garage. The front garden is lawned, while the enclosed rear garden features a patio, lawn, and gravelled areas, perfect for outdoor entertaining or relaxing in the sun. Additional benefits include uPVC double glazing and gas central heating to radiators, ensuring a warm and energy-efficient home. With reputable local schooling nearby, this property is an excellent choice for families looking to settle in a friendly community. Don't miss the opportunity to make this lovely house your new home.





- Ground floor WC
- Modern fitted kitchen/dining room
- Shower room/WC
- Driveway
- Dual aspect living/dining room
- Built-in wardrobes to first and second bedrooms
- Enclosed rear garden
- Garage

Agents Notes

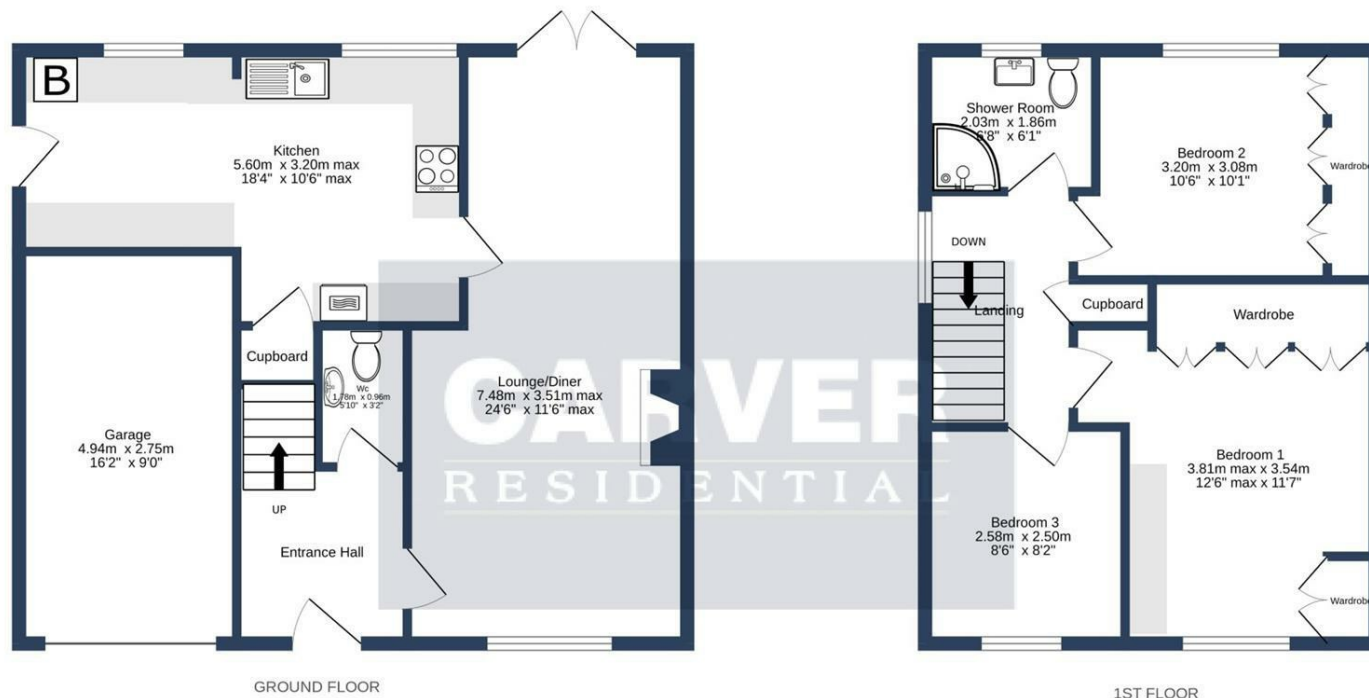
Tenure:- Freehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
CCTV
Council Tax:- Band B
Local Authority:- Durham County Council

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.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



HURWORTH HUNT, NEWTON AYCLIFFE, DL5 7LJ.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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