



**CARVERS**  
SALES & LETTINGS

Langley Road  
Newton Aycliffe, DL5 5RJ  
£850

House - Semi-Detached





Situated on Langley Road in the desirable area of Newton Aycliffe, this charming semi-detached house offers a perfect blend of comfort and practicality. Built in 1965, the property spans an impressive 1,259 square feet, providing ample space for family living.

Upon entering, you are greeted by two inviting reception rooms. The spacious living room is ideal for relaxation, while the dining room presents a wonderful setting for family meals and entertaining guests. The well-appointed kitchen, which features a door leading directly to the garden, is both functional and convenient for everyday use.

The first floor comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, featuring a bath with an overhead shower, catering to all your bathing needs.

Externally, the property boasts a driveway that accommodates parking for up to three vehicles, along with a single garage for additional storage or vehicle protection. The expansive rear garden is a true highlight, featuring a practical combination of lawn, gravel, and a patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

This property is situated in a popular area, making it an excellent choice for families or anyone seeking a comfortable home with plenty of space. With its appealing features and convenient location, this semi-detached house on Langley Road is not to be missed.

COUNCIL TAX: A  
EPC: C





### Lettings Material Information

Council Tax: Durham County Council | Tax Band B | Amount | £2128.34

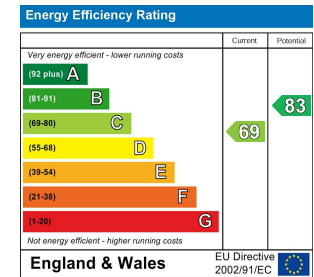
Available : Mid-May

Holding Deposit: 5 weeks rent

Parking: Driveway & Garage

Utilities: Gas & Electric





Property size taken from EPC  
1259.39 sq ft



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