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ESTATE AGENTS

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31 BEWICK CRESCENT, NEWTON AYCLIFFE, DL5 5LJ

Offers In The Region Of £189,000

Having been a much loved home for a number of years this THREE bedroomed semi detached residence is offered for sale with no onward chain and looking for a new owner to love it just as much. From arriving at the property you are met with an archway which has an established clematis making a lovely feature an setting the tone for the mature front garden.

Internally, the property is of a good size with two reception rooms and a modern kitchen. To the

The rear garden is quite generous and enclosed by fencing and hedging and mainly laid to lawn. There is a useful storage shed and a gate to the side leads out to the driveway and single GARAGE which has light and power and an up and over door.

The property is conveniently located close to local amenities and the town centre. There are regular bus services and excellent transport links towards Darlington and Durham. Warmed by gas central heating (witha 10 Year guarantee from 2025) and fully double glazed. The property has been re-wired in the early 2000's

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY
A welcoming reception hallway accessing the lounge and kitchen and also the ground floor cloaks/WC.

CLOAKS/WC
With window to the front.

LOUNGE
12'5" x 13' (3.78m x 3.96m)
Overlooking the front gardens the lounge is a cosy reception room with the original Parkray stove making a great feature with a ceramic fire surround. A door from the lounge leads through to the dining room.

DINING ROOM
36'1"'19'8" x 32'9"'16'4"" (11'06 x 10'05")
With French doors leading out to the rear garden.

KITCHEN
12'08 x 11'04 (3.86m x 3.45m)
Fitted with an ample range of light oak effect cabinets with complementing work surfaces and stainless steel sink unit. The free standing gas cooker is included in the sale and there is plumbing for an automatic washing machine. The room has a window over looking the rear garden and two built in pantry/storage cupbpoards.

FIRST FLOOR

LANDING
Leading to all three bedrooms, the shower room and the separate WC. There is access to the attic area which is insulated.

BEDROOM ONE
13'9 x 11'00 (4.19m x 3.35m)
A generous double room with a window to the front aspect.

BEDROOM TWO
13'04 x 11'06 (4.06m x 3.51m)
A second double bedroom this time facing the rear aspect and having a built in storage cupbpoard.

BEDROOM THREE
9'3 x 7'11 (2.82m x 2.41m)
A sizeable single room with built in cupboard housing the central heating boiler.

SEPARATE WC
With low level WC

SHOWER ROOM
Walk in shower with electric shower and handbasin.

EXTERNALLY
The front garden is screened by established hedging and mature clematis and is mainly laid to lawn. A gate to the side leads to the rear garden which is of a good size and again mainly laid to lawn and is enclosed by a mixture of fencing and hedging. There is a useful storage shed and convenient outside water tap. The single GARAGE has light and power.

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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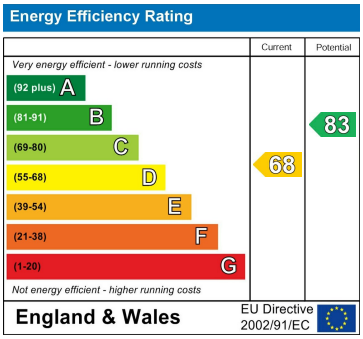

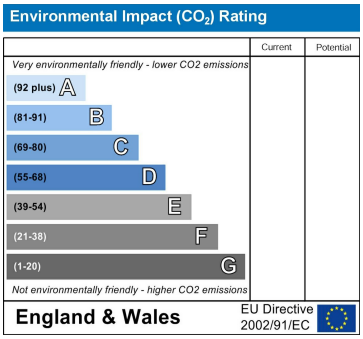

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The Property Ombudsman