

10 Youens Crescent, Newton Aycliffe

Newton Aycliffe

Offers Over £190,000



10 Youens Crescent

Newton Aycliffe

- Chain Free
- Modern Semi-Detached Four Bedroom - Three-Storey Design
- Modern Kitchen/Diner with integrated appliances
- GF - Utility, Bedroom 4 / Study, W.C.
- Lounge With Juliet balcony
- Ensuite Shower Rm & Family Bathroom
- Externally, Ample Parking, Single Integral Garage & Low Maintenance Rear Garden
- Energy Performance Rating: C

Stylish, spacious and beautifully presented, Four-bedroom semi-detached townhouse on the ever-popular Youens Crescent offers modern family living across three generous floors. Built by Miller Homes and offered to the market with no onward chain, this superb home is ideal for growing families, professionals, or anyone seeking versatile living space.

Situated within the sought-after Cobblers Hall development, the property enjoys easy access to excellent local amenities including Newton Aycliffe Leisure Centre, Woodham Golf Club, supermarkets, shops, schools, and excellent transport links to Darlington, Durham and surrounding areas.

Step inside and you're welcomed by a spacious entrance hall leading to a practical utility room, ground floor WC, and a versatile fourth bedroom which could easily serve as a home office, second lounge, or playroom. The first floor is the true heart of the home, featuring a bright and spacious lounge with Juliet balcony, alongside a stunning open-plan kitchen and dining area complete with sleek white cabinetry, integrated appliances, and contemporary dark wood flooring – perfect for both everyday living and entertaining.

The second floor offers three well-proportioned bedrooms, including a generous master suite with ensuite shower room, together with a modern family bathroom.

Externally, the property continues to impress with a private, low-maintenance rear garden designed for relaxing and socialising, featuring a spacious patio and enclosed gravelled area. To the front, there is ample off-road parking via a driveway and gravel area along with a single integral garage.

A fantastic opportunity to purchase a modern, move-in-ready home in one of Newton Aycliffe's most desirable residential developments. Early viewing is highly recommended.

10 Youens Crescent

Newton Aycliffe

Stylish, spacious and beautifully presented, Four-bedroom semi-detached townhouse on the ever-popular Youens Crescent offers modern family living across three generous floors. Built by Miller Homes and offered to the market with no onward chain, this superb home is ideal for growing families, professionals, or anyone seeking versatile living space.

Situated within the sought-after Cobblers Hall development, the property enjoys easy access to excellent local amenities including Newton Aycliffe Leisure Centre, Woodham Golf Club, supermarkets, shops, schools, and excellent transport links to Darlington, Durham and surrounding areas.

Step inside and you're welcomed by a spacious entrance hall leading to a practical utility room, ground floor WC, and a versatile fourth bedroom which could easily serve as a home office, second lounge, or playroom. The first floor is the true heart of the home, featuring a bright and spacious lounge with Juliet balcony, alongside a stunning open-plan kitchen and dining area complete with sleek white cabinetry, integrated appliances, and contemporary dark wood flooring – perfect for both everyday living and entertaining.

The second floor offers three well-proportioned bedrooms, including a generous master suite with ensuite shower room, together with a modern family bathroom.

Externally, the property continues to impress with a private, low-maintenance rear garden designed for relaxing and socialising, featuring a spacious patio and enclosed gravelled area. To the front, there is ample off-road parking via a driveway and gravel area along with a single integral garage.

A fantastic opportunity to purchase a modern, move-in-ready home in one of Newton Aycliffe's most desirable residential developments. Early viewing is highly recommended.

Get ready for speedier, smoother and more successful sales
with Premium Conveyancing properties!

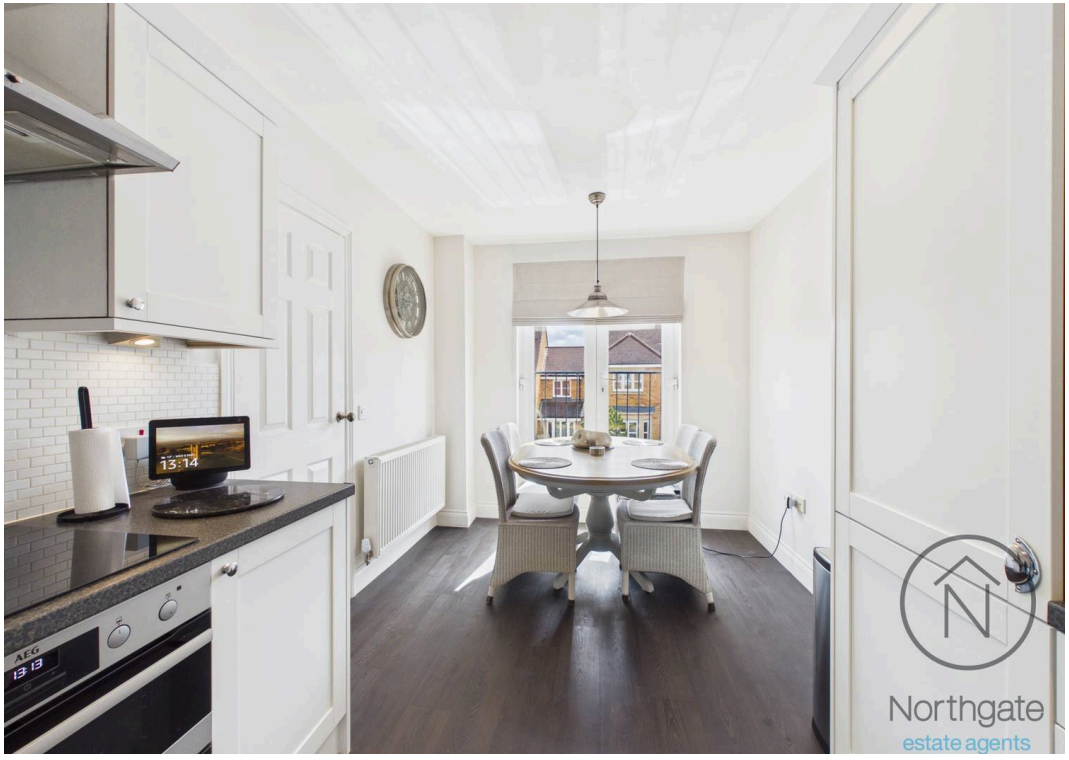
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*
- *Protocol forms and answers to standard conveyancing enquiries*




Northgate
estate agents


13:14
Northgate
estate agents


Northgate
estate agents


Northgate
estate agents

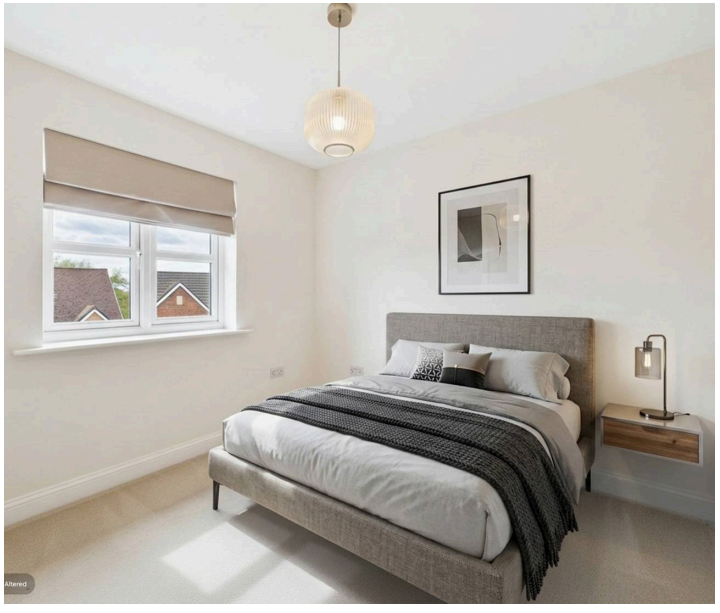

Northgate
estate agents


estate agents


Northgate
estate agents


Digitally Altered







Hallway
19' 11" x 3' 4" (6.08m x 1.01m)

Garage
15' 11" x 8' 1" (4.85m x 2.47m)

Bedroom 4 / Study
10' 0" x 8' 4" (3.05m x 2.53m)

WC
6' 4" x 3' 2" (1.94m x 0.96m)

Utility Room
6' 8" x 5' 10" (2.04m x 1.77m)

Landing
15' 7" x 6' 3" (4.74m x 1.91m)

Living Room
15' 6" x 10' 2" (4.72m x 3.10m)

Kitchen / Diner
15' 7" x 8' 10" (4.74m x 2.68m)

Landing

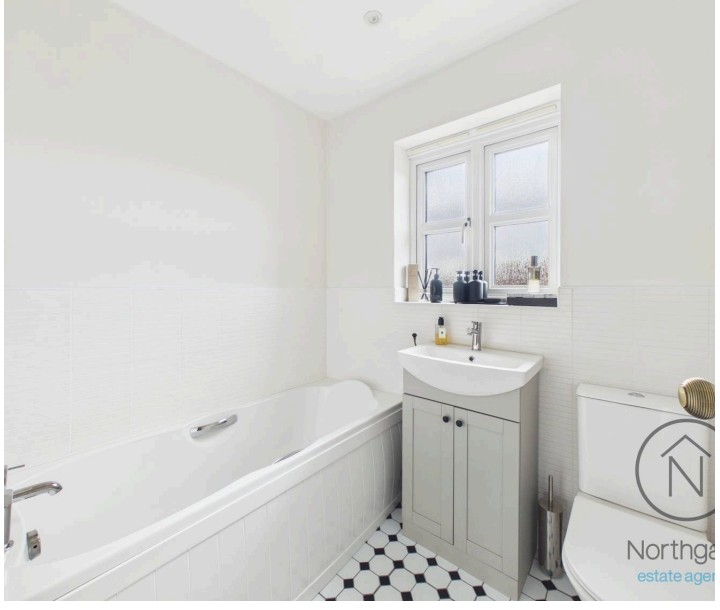
Bedroom 1
13' 4" x 8' 5" (4.07m x 2.57m)

Bedroom 2
8' 11" x 8' 5" (2.73m x 2.56m)

Bedroom 3
10' 6" x 6' 8" (3.19m x 2.02m)

Bathroom
6' 8" x 5' 7" (2.04m x 1.69m)







GARDEN

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage







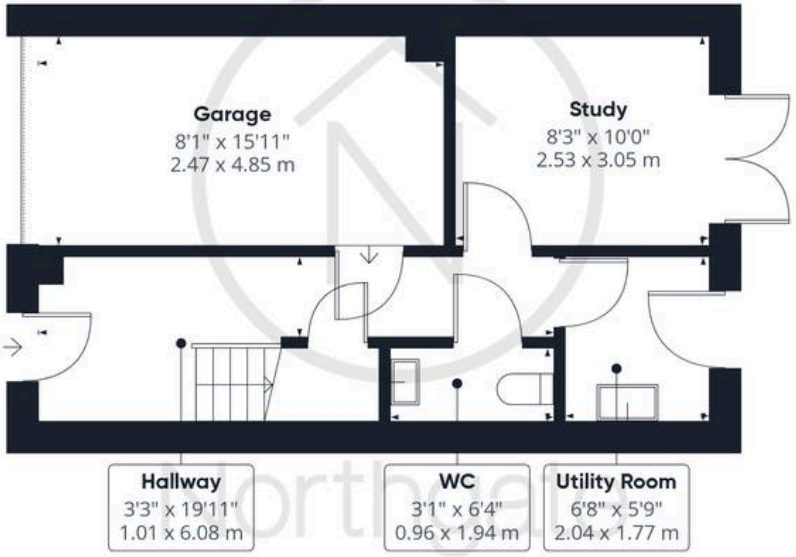



Northgate
estate agents


Northgate
estate agents


Northgate
estate agents


Northgate
estate agents



Ground Floor



Floor 1



Floor 2

Northgate
estate agents

Approximate total area(1)

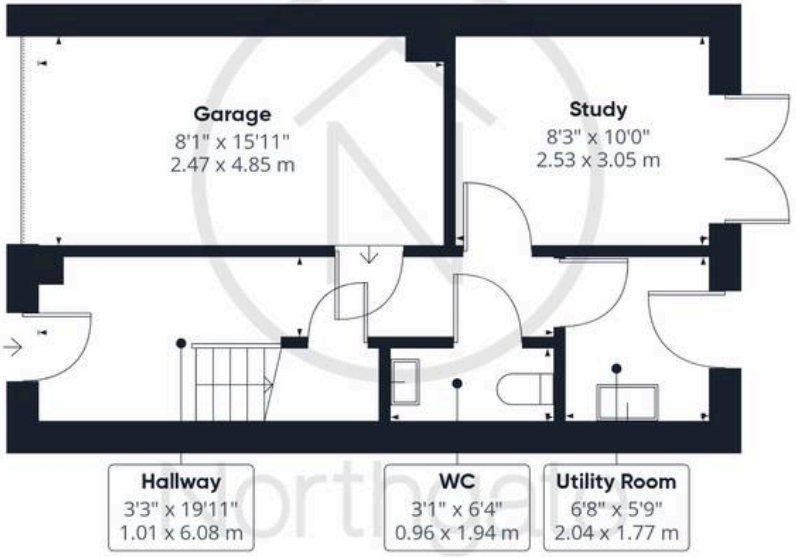
1104 ft²

102.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1



Floor 2

Northgate
estate agents

Approximate total area(1)

1104 ft²

102.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/

These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.