

Youens Crescent, Newton Aycliffe

Newton Aycliffe

Offers in Region of £210,000



Youens Crescent

Newton Aycliffe

This beautiful modern three/four bedroom townhouse offers spacious, versatile accommodation arranged over three floors and is beautifully presented throughout. With stylish décor and a contemporary finish, the property is ready to move straight into and would make an excellent family home.

The ground floor comprises an entrance hall, useful utility room, convenient cloakroom/WC and a versatile snug/bedroom four. French doors from this room open onto the rear garden, making this an ideal space for a home office, playroom, guest bedroom or additional reception room.

To the first floor is a spacious lounge with French doors opening onto a Juliet balcony overlooking the rear garden, together with a modern kitchen diner. The kitchen diner also benefits from French doors opening onto a Juliet balcony, providing an excellent space for both everyday family living and entertaining.

The second floor provides three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from ensuite facilities.

Externally, the property provides off-street parking to the front, leading to an integral garage, together with a useful gravelled area providing additional parking. To the rear is a patio area, sleeper-raised border, artificial lawn and sleeper seating area, providing a pleasant outdoor space to relax and entertain.

- Beautiful Three/Four Bedroom Modern Townhouse
- Spacious & Versatile Accommodation Over Three Floors







An impressive and highly versatile modern townhouse, offering well-planned accommodation across three floors and ideally suited to a range of buyers.

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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:

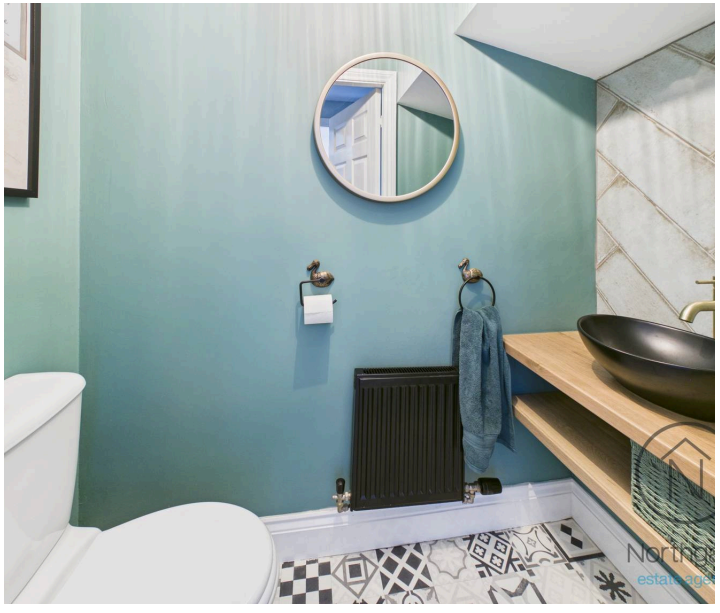
- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*
- *Protocol forms and answers to standard conveyancing enquiries*

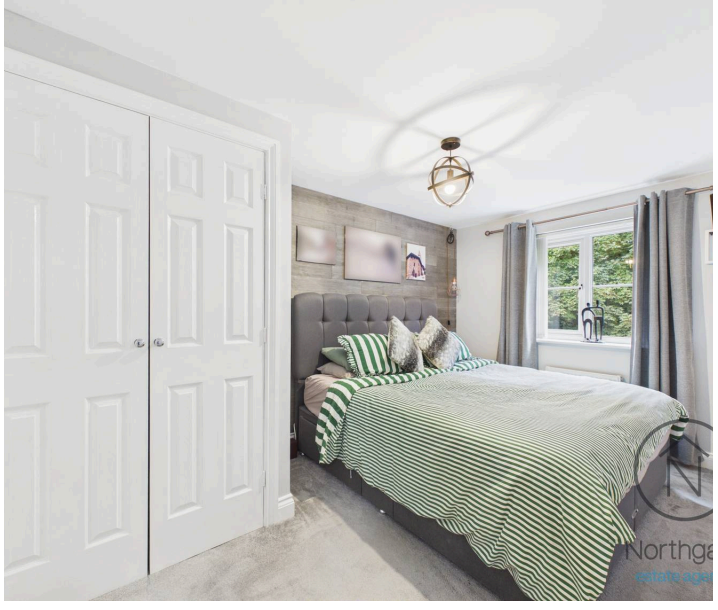
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: D

Tenure: Freehold







Hallway
6'10 x 20'0 (2.09 x 6.11m)

Utility Room
6'9" x 5'11" (2.08m x 1.81m)

WC
3'1" x 6'5" (0.95m x 1.98m)

Bedroom 4
8'5" x 10'11" (2.58m x 3.08m)

Landing
6'5" x 15'6" (1.96m x 4.74m)

Lounge
15'8" x 10'3" (4.79m x 3.14m)

Kitchen/Diner
9'0" x 15'6" (2.75m x 4.74m)

Landing
3'11" x 10'0" (1.21m x 3.05m)

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

En-Suite
7'8" x 3'4" (2.35m x 1.03m)

Bedroom 2
6'11" x 10'7" (2.11m x 3.24m)

Bedroom 3
8'6" x 9'2" (2.61m x 2.80m)

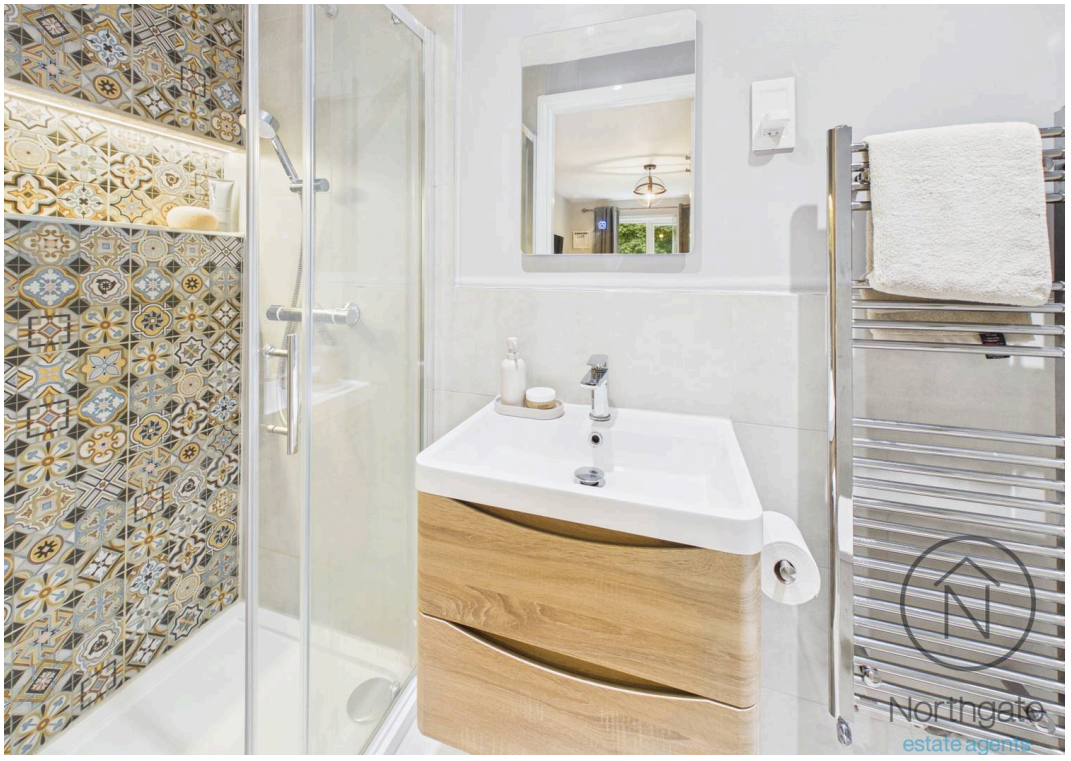
Bathroom
6'11" x 5'7" (2.11m x 1.73m)

Garage

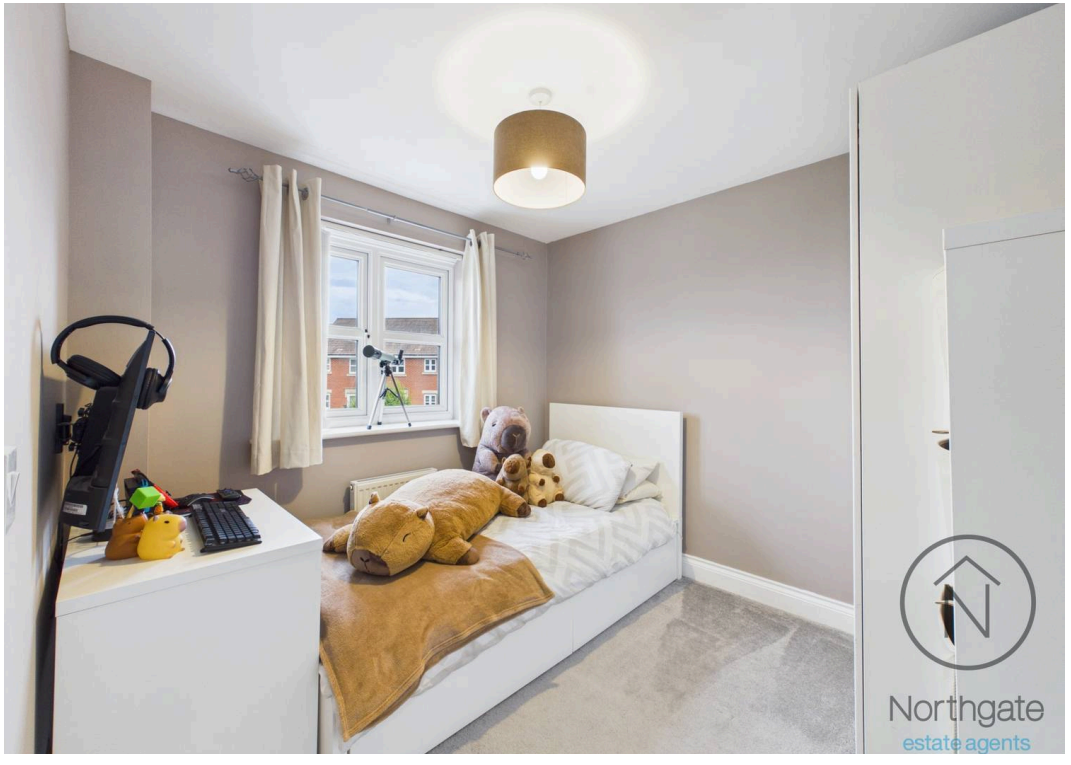
Front Garden

Rear Garden

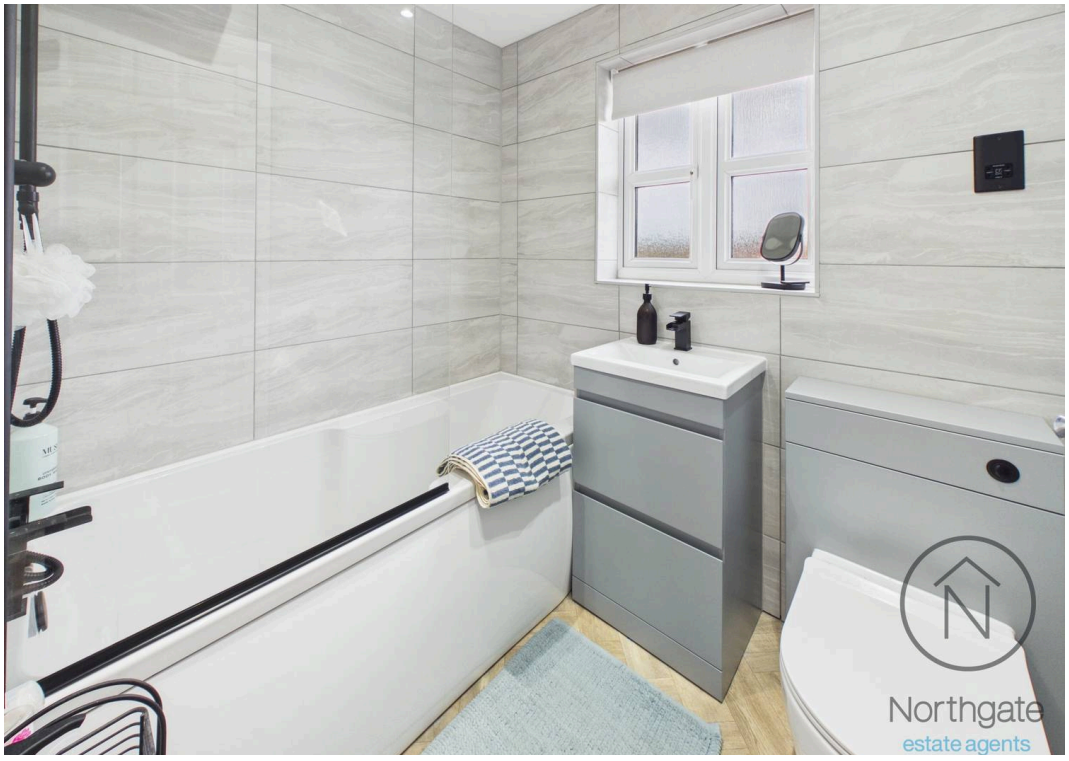
Garage /Single Garage / **Driveway /**2 Parking Spaces


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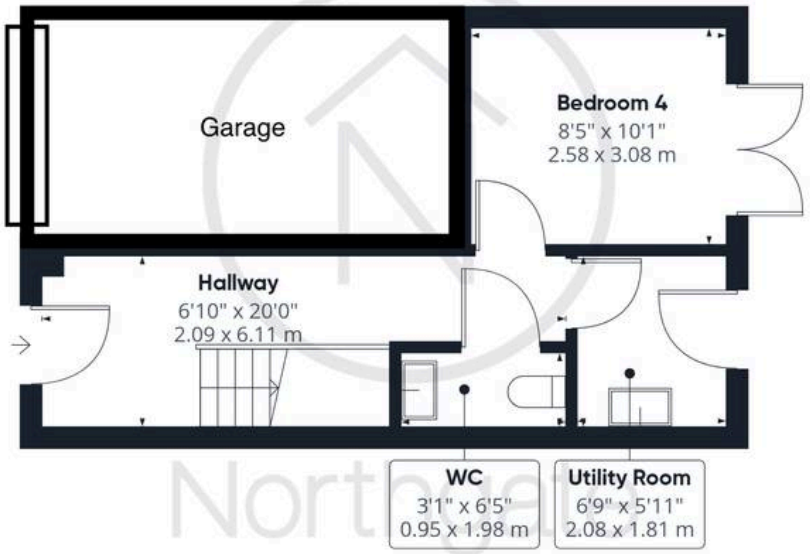

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Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

1008 ft²

93.6 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



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