



CARVERS

SALES & LETTINGS

Washington Crescent

Newton Aycliffe, DL5 4BL

Offers over £135,000

House - Terraced



This three-storey town house is ideal for families seeking ample living space and proximity to reputable schools. Upon entering, you are greeted by a welcoming entrance hallway with utility room and internal access to the integral garage. In addition there is a ground floor WC. The first-floor living room seamlessly opens into the dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delight.

The property boasts three generously sized bedrooms on the second floor, providing plenty of room for relaxation and personal space. A recently installed family bathroom/WC adds a modern touch, ensuring that all your needs are met.

For those with vehicles, the property features a driveway accommodating 2-3 cars, along with a large integral garage, offering additional parking and storage options. The enclosed garden to the rear provides a private outdoor space, perfect for enjoying sunny days or hosting barbecues.



- Three-storey town house
- First floor living room and dining room with kitchen
- Recently installed family bathroom/WC
- Sizeable integral garage
- uPVC double glazing, (installed 2026)
- Large entrance hallway with utility room
- Three good size second floor bedrooms
- Driveway
- Popular location close to reputable schooling

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout, (windows and external doors replaced March 2026)

Council Tax:- Band B

Local Authority:- Durham County Council

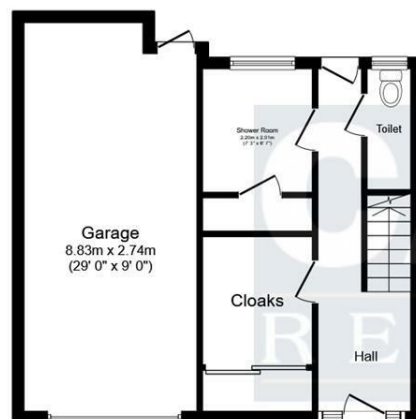
Buyer(s) Identification Checks

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.

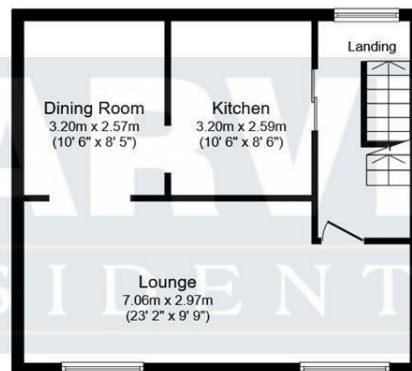
Property Size

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 and/or garage)

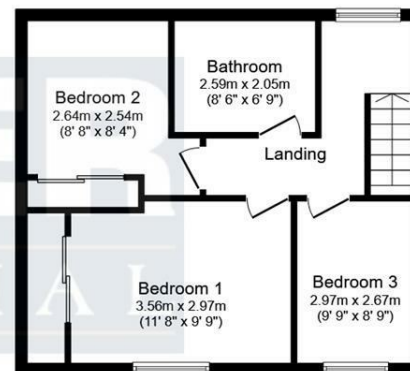




Ground Floor
Floor area 46.5 sq.m. (501 sq.ft.)



First Floor
Floor area 44.4 sq.m. (478 sq.ft.)



Second Floor
Floor area 44.4 sq.m. (478 sq.ft.)

Total floor area: 135.3 sq.m. (1,456 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Property size taken from EPC
1345.00 sq ft



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