



Enjoying an enviable position overlooking parkland to the front this 3 BEDROOM END-TERRACE family home is ideally suited for a first time or family buyer. Upon entering, you are welcomed by an inviting entrance vestibule that leads into a dual aspect living room, providing a bright and airy atmosphere. The spacious kitchen and dining room, also dual aspect, create an ideal space for family gatherings and entertaining guests. A rear entrance hall with a convenient WC adds to the practicality of the home, while a lovely uPVC double-glazed conservatory extends your living space and overlooks the beautifully maintained gardens. The first floor features three bedrooms with built-in wardrobes and walk-in airing cupboard to keep your living areas clutter-free. The family bathroom is thoughtfully designed, complete with a separate walk-in shower cubicle, ensuring that morning routines are both efficient and comfortable. Outside, the property is surrounded by enclosed front, side, and rear gardens, providing a safe haven for children and pets alike. A detached garage and adjoining brick sheds offer additional storage options, making it easy to keep your outdoor space tidy. This home is ideally situated in a popular location, close to local amenities, bus routes, and railway station, making it perfect for those who value accessibility. With its charming features and practical layout, this terraced house is a wonderful opportunity for families or individuals seeking a welcoming place to call home.





- End Terrace
- Dual aspect living room overlooking park to the front
- Family bathroom/WC with separate corner shower cubicle
- Enclosed front & rear gardens
- Beautifully maintained and presented throughout
- Ground floor WC
- Dual aspect living/dining room overlooking park to the front
- Ample built-in internal and external storage
- Detached garage
- Lovely family home

Agents Notes

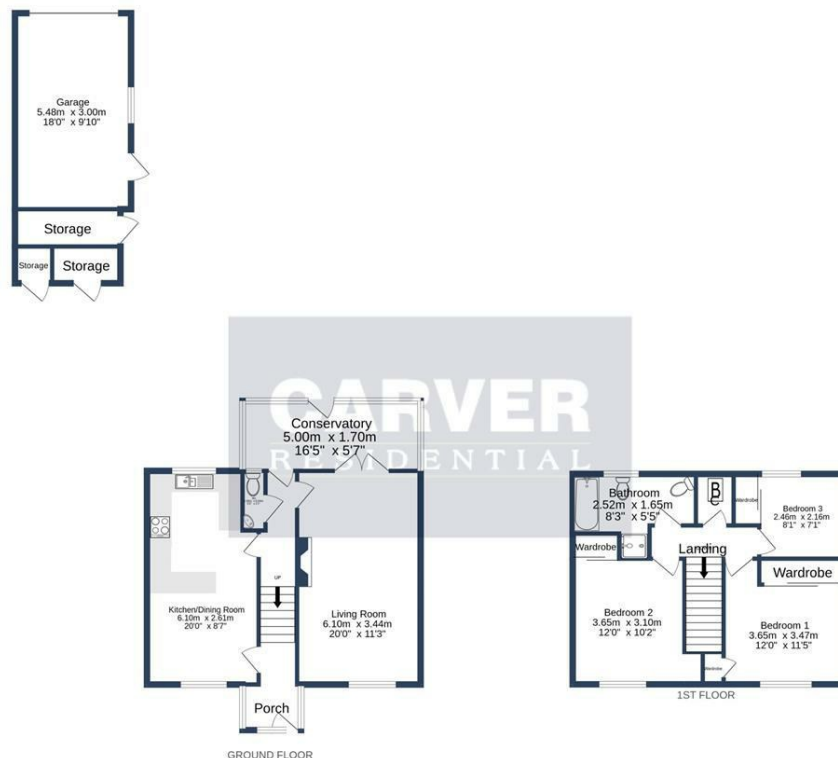
Tenure:- Freehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Council Tax:- Band A
Local Authority:- Durham County Council

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, garage)

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.



OAKFIELD, NEWTON AYCLIFFE, DL5 7AU.

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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	

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MAB 6202



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