

CARVERS

SALES & LETTINGS

Hamsterley Road

Newton Aycliffe, DL5 7QB

Offers in the region of £175,000

House - Semi-Detached

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A significantly improved SEMI-DETACHED property with FULL-WIDTH GARDEN ROOM EXTENSION to the rear.

The heart of the home is undoubtedly the open plan fitted kitchen and dining area, which boasts built-in stainless steel cooking appliances, a microwave, and a fridge/freezer. The central island not only enhances the kitchen's functionality but also serves as a delightful gathering spot for family and friends. The living room, adorned with a contemporary fireplace, creates a warm and inviting atmosphere, perfect for relaxation.

A standout feature of this property is the full-width garden room extension at the rear, which is bathed in natural light and seamlessly connects to the outdoor space through bi-fold doors. This extension provides an excellent area for entertaining or simply enjoying the views of the enclosed garden, which includes both lawn and patio areas, ideal for summer barbecues or quiet evenings.

Additional conveniences include a ground floor WC and parking for up to three vehicles, with a driveway extending alongside the property. The family bathroom/WC is fitted with a modern white suite, ensuring both style and practicality.

The property is ideally located in the Cobbler's Hall area of Newton Aycliffe and is, therefore, close to local everyday amenities, a public house, schooling and bus routes.









- Ground floor WC with modern white suite
- Full width open plan modern fitted kitchen/diner with built-in stainless steel cooking appliances, microwave and fridge/freezer
- Principal bedroom with built-in wardrobes
- Family bathroom/WC with modern white suite
- Enclosed rear garden with lawn and patio
- Living room with contemporary fireplace
- Fabulous garden room extension with bi-fold doors
- Two further bedrooms
- Driveway to side of property for up to three vehicles
- Beautifully presented throughout

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

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 Carvers 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

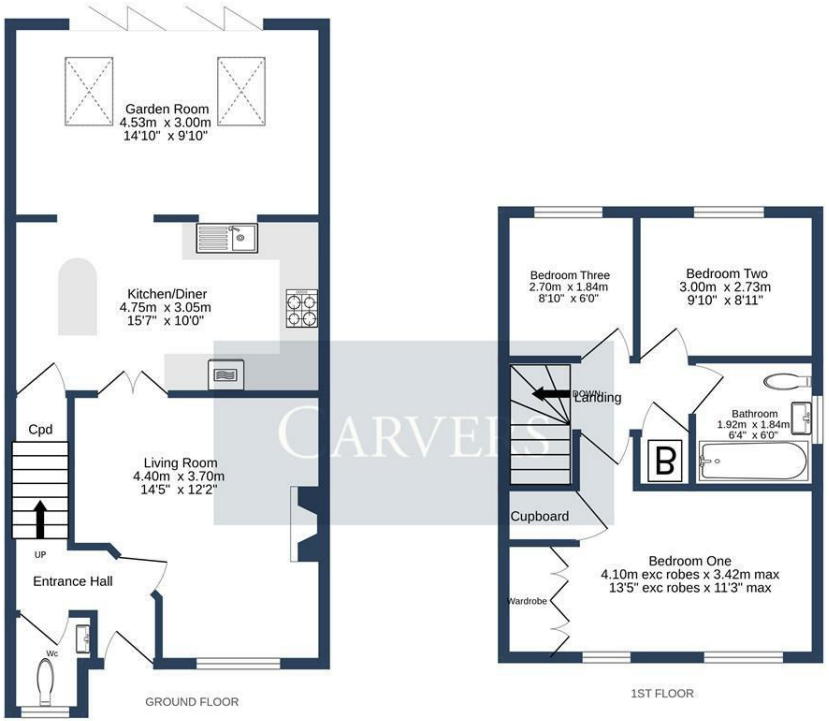
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





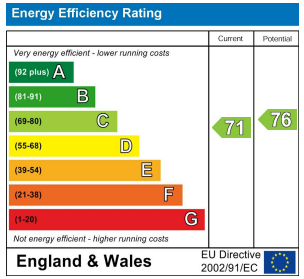






HAMSTERLEY ROAD, NEWTON AYCLIFFE. DL5 7QB.

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Property size taken from EPC sq ft



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