



Washington Crescent, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £145,000



## Washington Crescent

Newton Aycliffe, Newton Aycliffe

**Offered for sale with NO ONWARD CHAIN**, this well-presented three-bedroom property provides spacious and versatile accommodation, ideal for first-time buyers, families or investors alike.

The ground floor features a bright **dual aspect lounge**, creating a light and airy living space, along with a **modern open-plan fitted kitchen/dining room** offering ample storage and workspace. The kitchen includes an **integrated oven with separate hob**, making it both practical and stylish for everyday cooking and entertaining.

A particularly appealing feature of this home is the **downstairs WC and separate utility room** – a layout that is **unique to this style of property**. The utility area also benefits from a **full-height integrated freezer**, providing excellent additional storage and convenience.

To the first floor, there are **three well-proportioned bedrooms** and a **contemporary wet-room style bathroom**.

Externally, the property enjoys an **enclosed, low-maintenance rear garden**, ideal for relaxing or outdoor dining, along with a **useful outbuilding** providing excellent additional storage space.

Conveniently situated close to **local amenities, shops and well-regarded schools**, the property also offers **good transport links**, making it well suited for commuters.

Council Tax band: A

Tenure: Freehold

- Three Well-Proportioned Bedrooms - No Onward Chain
- Bright Dual-Aspect Lounge
- Modern Open-Plan Kitchen/Dining Room



### Hallway

### Utility Area

7'0" x 5'0" (2.14 x 1.53m)

### WC

2'11" x 5'6" (0.89m x 1.68m)

### Kitchen/Diner

16'9" x 15'9" (5.11m x 4.82m)

### Lounge

16'11" x 9'9" (5.16m x 2.99m)

### Landing

2'9" x 8'8" (0.84m x 2.65m)

### Bedroom 1

9'10" x 12'8" (3.01m x 3.86m)

### Bedroom 2

9'0" x 9'10" (2.75m x 3.00m)

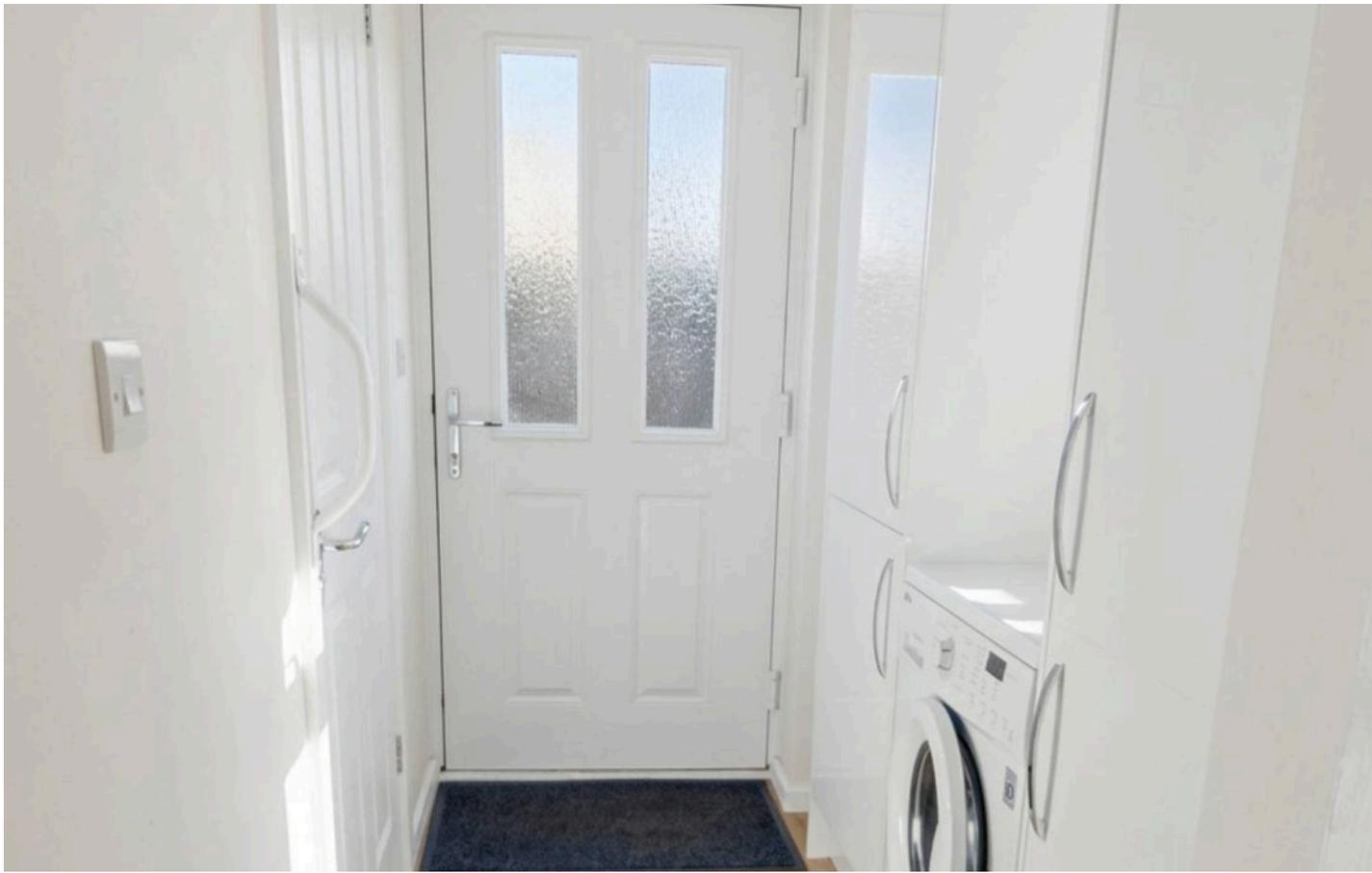
### Bedroom 3

6'9" x 9'11" (2.06m x 3.02m)

### Bathroom

5'2" x 6'10" (1.58m x 2.10m)





**FRONT GARDEN**

**REAR GARDEN**

**ON STREET**

1 Parking Space

Public Car park to rear of the property

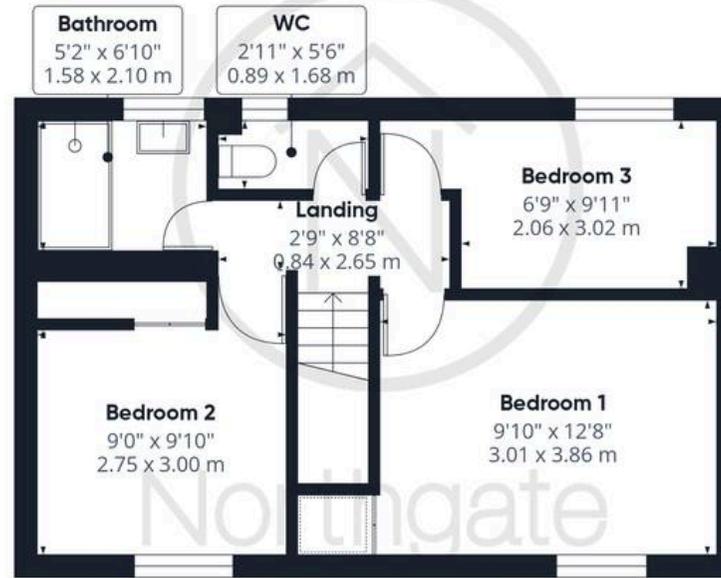








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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**Approximate total area<sup>(1)</sup>**

936 ft<sup>2</sup>

86.8 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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