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Bamburgh Crescent

Woodham, DL5 4SL

Offers in the region of £130,000

House - Semi-Detached



Situated in the popular Woodham area to the outskirts of Newton Aycliffe this beautifully presented semi-detached property is offered for sale with no onward chain.

Upon entering, you are welcomed by an entrance vestibule that leads into a spacious living room, complete with a staircase that ascends to the first floor. The heart of the home is undoubtedly the modern fitted kitchen/dining room, which features a range of integrated appliances and delightful French doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living.

The first floor comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom/WC is equipped with a contemporary white suite, ensuring both style and functionality.

Externally, the property offers an open plan lawned garden to the front, complemented by a gravelled driveway. The sizeable enclosed gardens to the rear are a true highlight, featuring a wood-decked area, lush lawn, and gravelled sections, perfect for entertaining or enjoying quiet moments in the sun.

With no onward chain, this delightful home is ready for you to move in and make it your own. Don't miss the chance to view this wonderful property in a sought-after location.



- Spacious living room
- Two double bedrooms
- Sizeable enclosed rear garden with wood decked, gravelled and lawn areas
- uPVC double glazing & GCH, (rads)
- Popular Woodham location
- Modern fitted kitchen/dining room with a range of integrated appliances and French doors opening to rear garden
- Bathroom/WC with modern white suite
- Driveway
- Beautifully presented throughout
- No onward chain

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

Buyer(s) Identification Checks

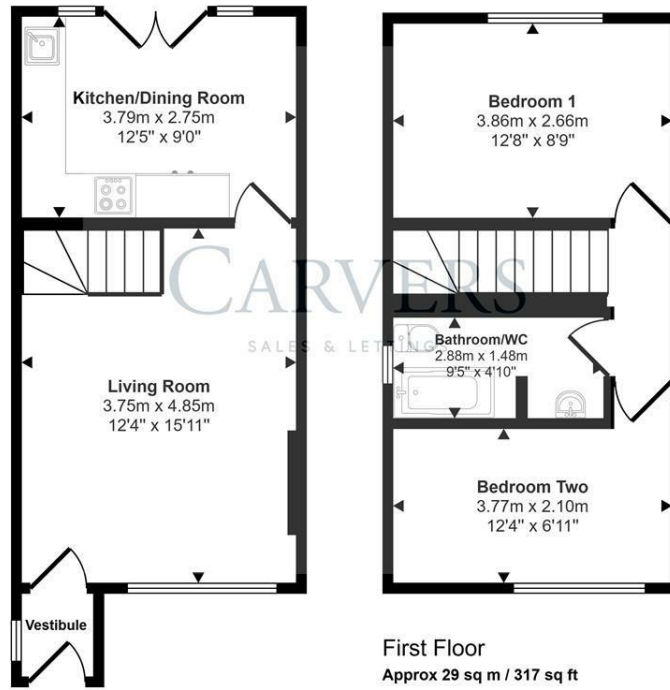
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Property Size

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)



Approx Gross Internal Area
60 sq m / 645 sq ft



Ground Floor
Approx 30 sq m / 328 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	72	78
	EU Directive 2002/91/EC	

Property size taken from EPC
721.00 sq ft

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