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Eden Road
Newton Aycliffe, DL5 5RL

Offers over £189,950

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

A significantly improved 3 BEDROOM semi-detached property ideally located within walking distance of reputable local schooling. An internal viewing will reveal an inviting entrance hallway that leads you into a spacious living room, ideal for relaxation and entertaining. The heart of the home is undoubtedly the beautiful open plan fitted kitchen/dining room, which seamlessly flows into a lovely garden room, creating a bright and airy space for family gatherings. Additionally, a practical utility room enhances the functionality of the home, making daily chores a breeze. The property features three generously sized bedrooms, providing ample space for family or guests. The family bathroom/WC is equipped with a modern white suite, ensuring a fresh and contemporary feel. Outside, the sizeable enclosed rear garden is a true highlight, offering a private oasis for outdoor enjoyment. A charming summerhouse adds to the appeal, providing a perfect spot for leisure or hobbies. The property also benefits from a driveway at the front and an attached garage, providing convenient off-street parking. Situated in a popular location, this home is conveniently close to local schooling, making it an excellent choice for families. With its combination of space, modern amenities, and a welcoming atmosphere, this property is sure to attract those seeking a comfortable and stylish living environment.





- Inviting entrance hallway
- Beautiful open plan kitchen/dining room
- Three good-size bedrooms
- Sizeable enclosed rear garden with summerhouse
- Attached garage
- Living room
- Garden room
- Family bathroom/WC
- Driveway
- Popular location

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

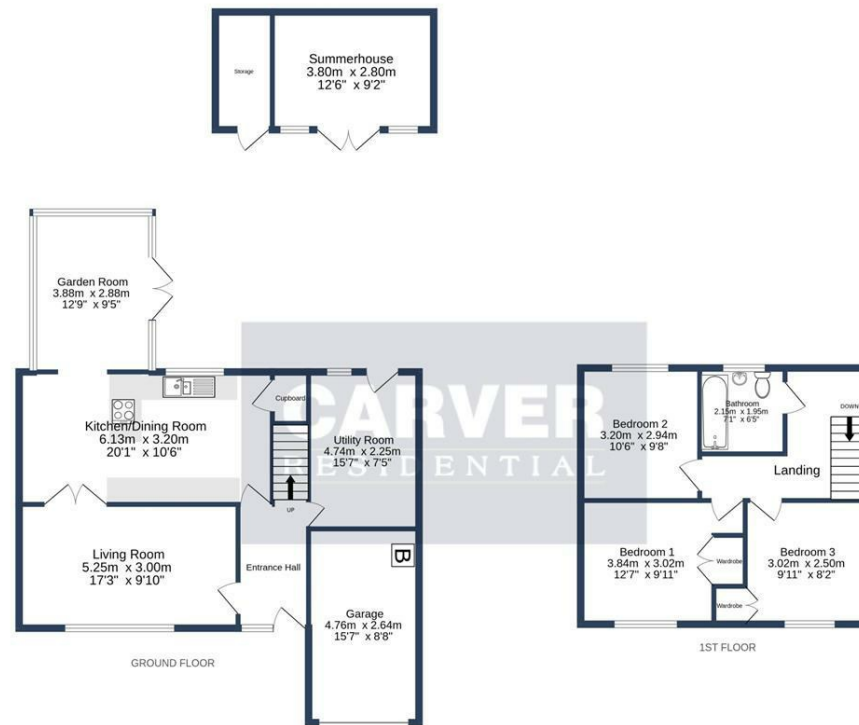
Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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, garage)



EDEN ROAD, NEWTON AYCLIFFE, DL5 5RL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	69	78
	EU Directive 2002/91/EC	

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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