

CARVERS

SALES & LETTINGS

Wellhouse Road

Newton Aycliffe, DL5 4FF

Offers in the region of £185,000

House - Semi-Detached

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2

This three-storey SEMI-DETACHED property offers great floor space throughout with ground floor WC, fitted kitchen/dining room, living room with French doors opening to the rear garden and an en-suite shower room/WC. An internal viewing will reveal an entrance hallway that leads to a practical ground floor WC. The fitted kitchen/dining room is perfect for family meals and entertaining, while the spacious living room, complete with French doors, invites natural light and provides a seamless connection to the sizeable enclosed garden at the rear. This outdoor space is perfect for children to play or for hosting summer gatherings. The first floor boasts two generous bedrooms, a family bathroom/WC, and a versatile study or dressing area. A staircase leads to the principal bedroom on the second floor, which features built-in wardrobes and an en-suite shower room/WC, offering a private retreat for relaxation.

Additional highlights of this property include a driveway leading to an attached garage, and the benefits of uPVC double glazing and gas central heating throughout. This home is not only modern in design but also practical for everyday living. The property lies within a popular location in the Cobblers Hall area of Newton Aycliffe and is within close proximity of local amenities.









- Ground floor WC
- Living room with French doors
- Family bathroom/WC
- En-suite shower room/WC
- Attached garage
- Fitted kitchen/dining room
- Two first floor bedrooms
- Second floor principal bedroom with built-in wardrobes
- Driveway
- Enclosed rear garden

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C
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

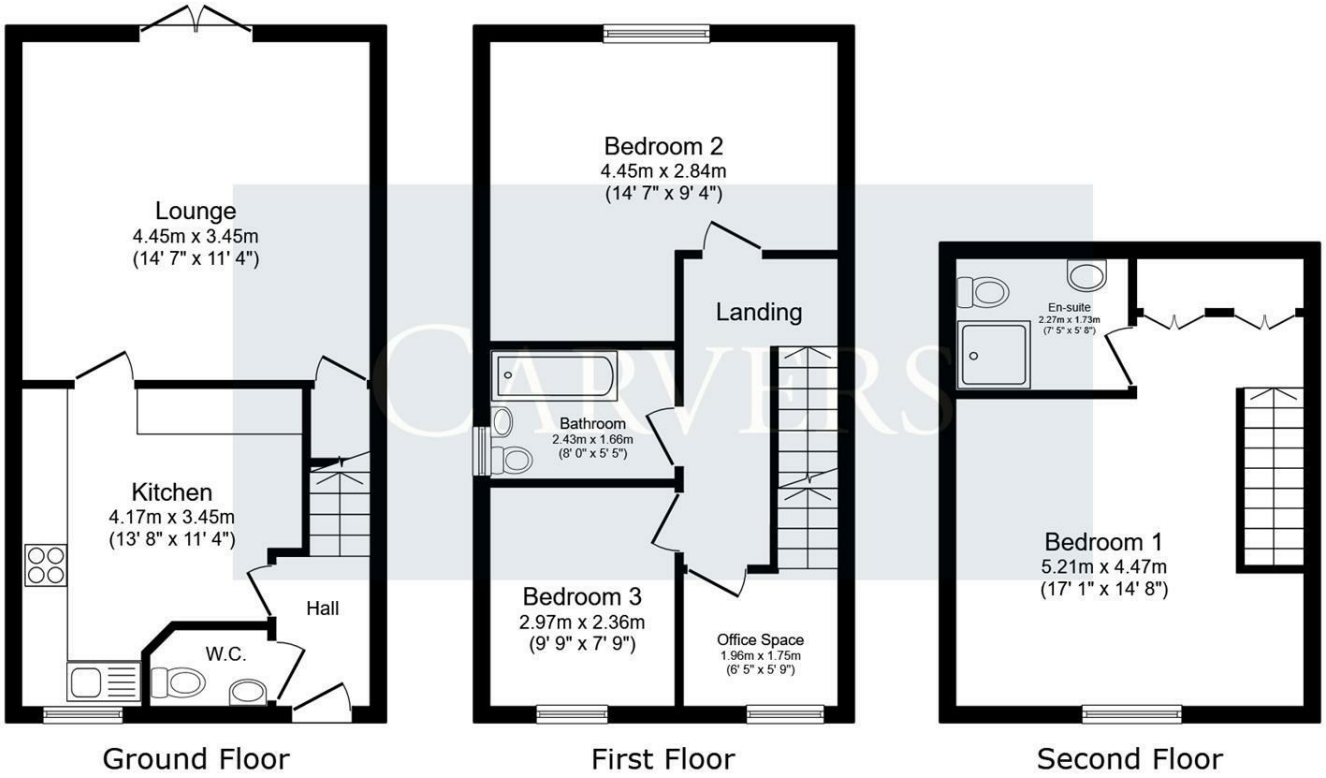
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

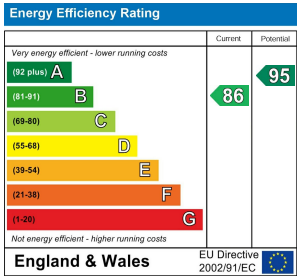












Property size taken from EPC
1054.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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