

This charming 1970s three-bedroom house is a true gem, offering a perfect blend of spacious living and classic design. Located in a quiet street in Newton Aycliffe, it provides a peaceful setting with an open green space right in front, creating a serene atmosphere.

As you approach the house, you're greeted by a large driveway that leads to a detached garage, offering ample space for parking and storage. The front of the property is well-maintained, with mature hedges and a neat lawn, giving it great curb appeal.

Council Tax Band : B  
EPC Rating :

**Eden Road, Newton Aycliffe, DL5 5QY**  
**3 Bedroom - House - Semi-Detached**  
**Offers Over £150,000**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: B**





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Inside, the house boasts a generous layout, with three well-proportioned bedrooms, perfect for family living. The living areas are expansive, with three reception rooms that offer versatile options for entertaining or relaxation. You could use the front reception room as a formal living space, while the rear could serve as a cosy family room, with plenty of natural light pouring in through large windows.

The separate utility room is a practical addition, providing extra space for laundry and storage, and keeping the rest of the house tidy and organized.

The four-piece bathroom suite is another highlight of this property, offering a spacious and functional design. It includes a separate shower cubicle, bathtub, toilet, and a washbasin, all arranged with classic 1970s charm and offering plenty of room for your daily routines.

The house is situated in a tranquil neighbourhood, with an open green space just across the street, providing an ideal spot for leisurely walks or outdoor activities. This peaceful location, combined with the spacious interiors, makes it an ideal family home, full of potential for personal updates or to enjoy as is.

#### **Entrance Porch**

Having upvc double glazed door to front elevation.

#### **Lounge**

**16'0" x 14'6" (4.88m x 4.42m )**

Dual aspect double glazed windows to front and side elevations, French style double doors providing access to front, central heating radiator, feature fire place.

#### **Dining Room**

**13'3" x 8'0" (4.04m x 2.44m )**

Having central heating radiator, staircase leading to first floor landing. Patio Doors leading to decking Area.

#### **Kitchen**

**13'3" x 6'2" (4.06m x 1.88m )**

Having a range of wall and base units roll top working surfaces, double glazed window and door providing access to rear elevation.

#### **Conservatory**

**14'2" x 13'8" (4.34m x 4.17m )**

Double glazed windows and French style double doors providing access to rear garden

#### **Cloakroom/ WC**

Low Level WC wash hand basin.

#### **Utility Room**

**10'2" x 5'8" (3.12m x 1.73m )**

Having power, lighting.

#### **First Floor**

##### **Bedroom 1**

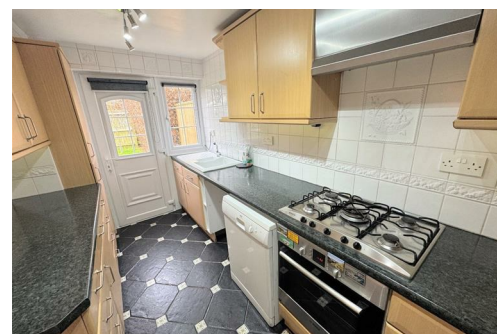
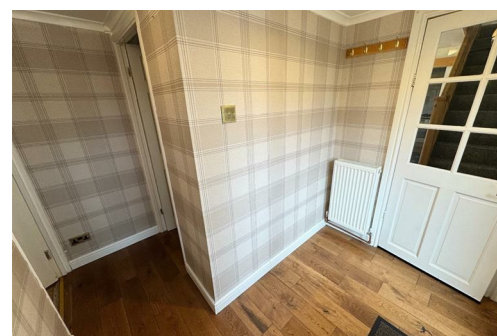
**14'0" x 8'0" (4.27m x 2.44m )**

Having central heating radiator, and double glazed window and Fitted Wardrobes.

##### **Bedroom 2**

**10'4" x 10'2" (3.15m x 3.10m )**

Having double glazed window and central heating radiator and Fitted Wardrobes





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**Bedroom 3**

**10'0" x 6'0" (3.05m x 1.85m )**

Having double glazed window and central heating radiator

**Bathroom**

Four piece suite with walk in shower panelled bath low level WC and wash hand basin.



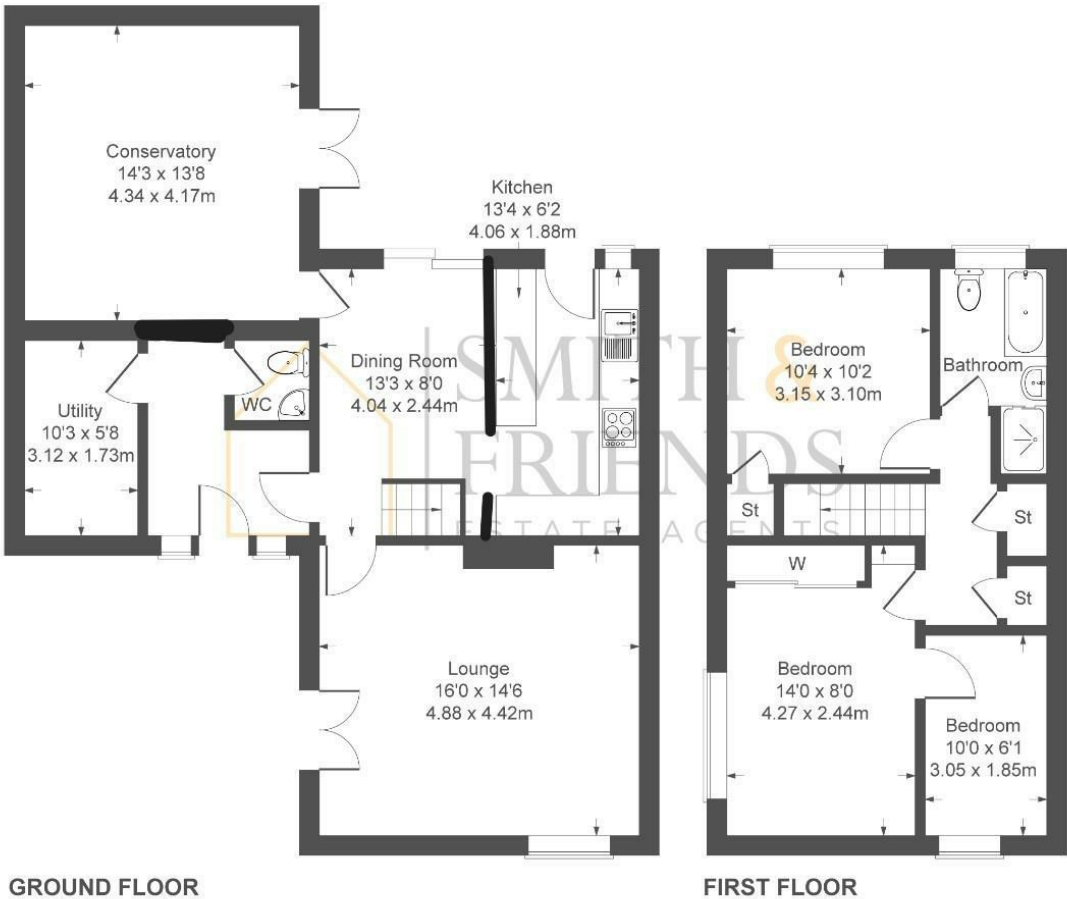


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## Eden Rd

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| 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                             |         | EU Directive<br>2002/91/EC |

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