



\*\* SPACIOUS THREE BEDROOM PROPERTY \*\* \*\* IDEAL FIRST TIME BUY/GOOD INVESTMENT OPPORTUNITY \*\*  
\*\* GOOD SIZED REAR GARDEN \*\* \*\* TWO RECEPTION ROOMS \*\* \*\* POPULAR LOCATION \*\*  
\*\* EASY REACH OF TOWN CENTRE \*\* \*\* NO ONWARD CHAIN \*\*

We anticipate demand to be high for this competitively priced generous family home superbly positioned in this popular area of Newton Aycliffe which lies within easy reach of the town centre and walking distance of the park. The home has been well cared for and maintained benefiting from uPVC double glazing, gas central heating along with spacious, yet manageable accommodation.

It will certainly suit the needs of a variety of buyers and we have no hesitation in recommending an internal viewing. The property is in need of excellent decorative order but, is in need of some updating which has been reflected within the asking price.

#### GROUND FLOOR

Entrance hall, an excellent sized lounge running front to rear perfect for entertaining family and friends. There is a good sized window to the front flooding the room with natural light, a feature traditional fireplace with gas fire and French doors opening to the garden. There is a separate dining room with ample space for a table and chairs and a generous kitchen providing a range of fitted wall and base units with laminate work surfaces incorporating a stainless steel sink unit, cooker point, inset lighting and useful under stairs storage cupboard. From the kitchen it leads to a useful store room perfect for a utility with power and lighting.

**Crosby Road, Newton Aycliffe, DL5 5JR**  
**3 Bed - House - Mid Terrace**  
**Offers In The Region Of £98,000**

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**FIRST FLOOR**

A landing opens to the bedrooms and bathroom, all the bedrooms are well appointed with the master running from front to rear also with fitted storage cupboards one of which housing the combi boiler. To complete the first floor accommodation is a bathroom with three piece coloured suite with panelled bath with overhead shower, wash hand basin and w.c.



**EXTERNALLY**

This home is superbly positioned set back off Crosby Road with an open lawned garden to the front and an enclosed garden to the rear. It has huge potential and is laid to lawn with borders, gravelled area and a good sized patio area ideal for those warmer months. There is also an outside water tap.

**ENTRANCE HALL**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**STORE ROOM/UTILITY**

**FIRST FLOOR LANDING**

**BEDROOM**

**BEDROOM**

**BEDROOM**

**BATHROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## Crosby Road

Approximate Gross Internal Area  
881 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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