



**Washington Crescent, Newton Aycliffe, DL5 4AG**  
**Offers in the region of £95,000**

Offered for sale with NO ONWARD CHAIN this 2 bedroom mid-terrace property features an INTEGRAL SINGLE GARAGE and a SPACIOUS LOUNGE to the first floor. An internal viewing will reveal an entrance hallway, ground floor bathroom/WC, two ground floor bedrooms with built-in wardrobes, a dual aspect lounge and kitchen/dining room to the first floor. Externally there is a driveway to the front and an enclosed garden to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property is ideally placed for access to local reputable schooling and Newton Aycliffe Town Centre.

## Agents Notes

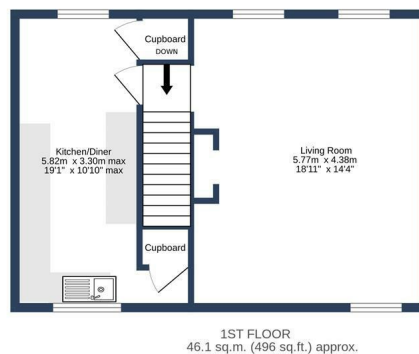
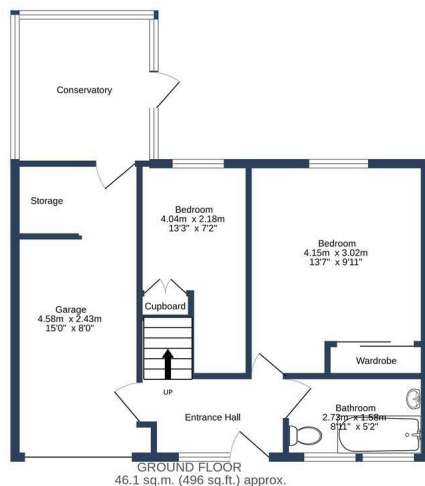
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage  
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN



WASHINGTON CRESCENT, NEWTON AYCLIFFE, DL5 4AG.

TOTAL FLOOR AREA: 92.2 sq.m. (992 sq.ft.) approx.

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		84
(81-91) B		
(69-80) C		57
(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

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)