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Stanfield Road  
Newton Aycliffe, DL5 5QU

**Offers in the region of £125,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM end-terrace house offers a perfect blend of comfort and convenience and is ideally situated close to local schools and the bustling town centre, making it an excellent choice for families and professionals alike.

Upon entering, you will be greeted by a recently installed open-plan fitted kitchen and dining room, which provides a modern and inviting space for family meals and entertaining guests. The dual-aspect living room, enhanced by elegant French doors, allows natural light to flood the space, creating a warm and welcoming atmosphere.

The property features three well-proportioned bedrooms, (each with storage), providing ample space for relaxation and rest. The bathroom is complemented by a separate WC, ensuring practicality for busy households.

Set on a generous corner plot, this home presents exciting potential for extension, subject to the necessary consents, allowing you to tailor the property to your specific needs. Additional benefits include uPVC double glazing and gas central heating to radiators, ensuring comfort throughout the seasons.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this charming home on Stanfield Road is not to be missed.







### Agents Notes

Tenure:- Freehold

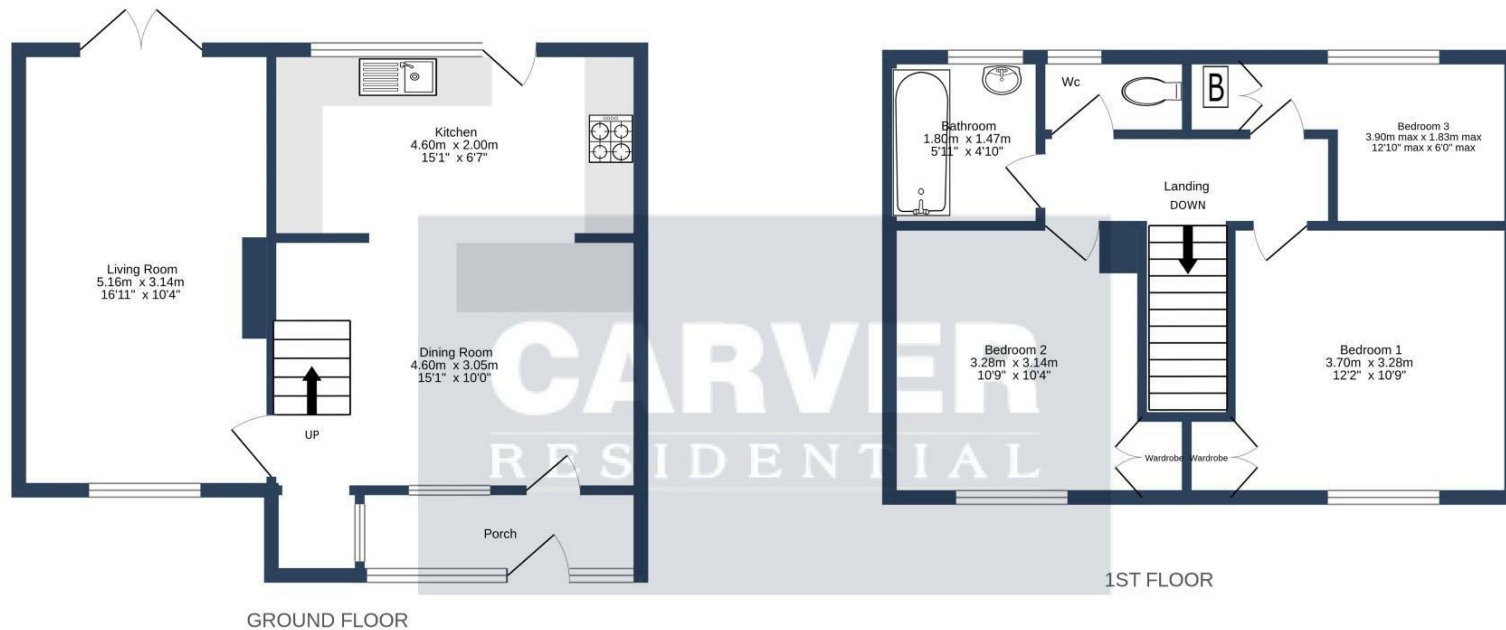
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A


Local Authority:- Durham County Council





STANFIELD ROAD, NEWTON AYCLIFFE, DL5 5QU

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) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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