



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Pinewood Close  
Newton Aycliffe, DL5 4FE

**Offers in the region of £149,950**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



A beautifully presented EXTENDED semi-detached property pleasantly situated within a CUL-DE-SAC in the popular Cobbler's Hall area of Newton Aycliffe and offered for sale with NO ONWARD CHAIN.

Upon entering, you are welcomed into an entrance vestibule with door opening to the living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The ground floor also boasts a convenient WC, enhancing the practicality of the home. The heart of the house is undoubtedly the fitted open plan kitchen/garden room with French doors opening to the rear garden. This space is perfect for enjoying morning coffee or hosting gatherings, with views of the low-maintenance rear garden. The first floor comprises two generously sized double bedrooms, each offering ample storage and natural light. A modern bathroom with WC completes the upper level, ensuring that all your needs are met with style and functionality. Outside, the property benefits from a driveway that accommodates two vehicles, along with a garage for additional storage or parking. The rear garden is designed for easy upkeep, allowing you to spend more time enjoying your home and less time on maintenance. This delightful property is ideally situated in a convenient neighbourhood, making it a perfect retreat while still being close to local amenities and transport links.







### Agents Notes

Tenure:- Freehold

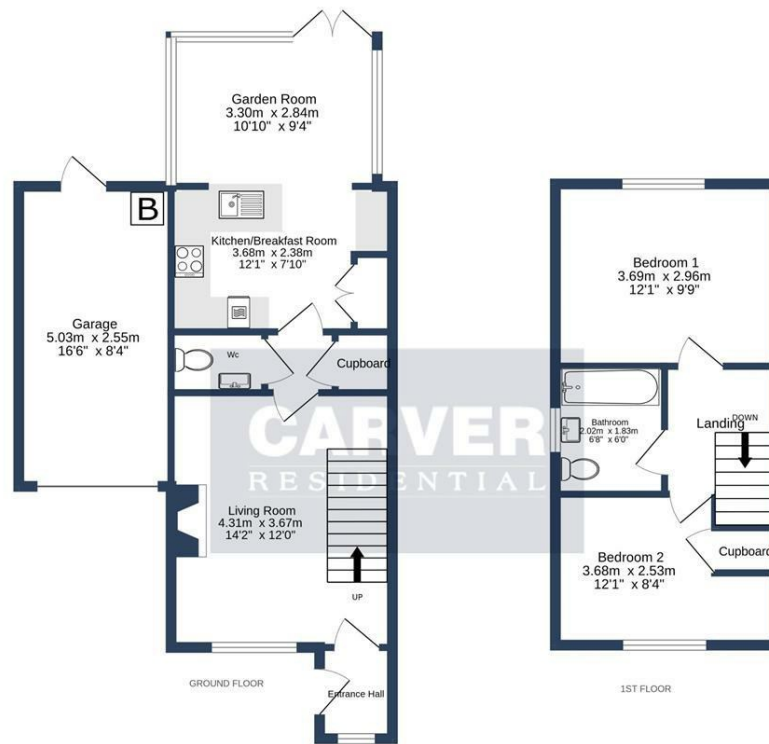
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council





PINWOOD CLOSE, NEWTON AYCLIFFE, DL5 4FE.

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 is to their operability or efficiency can be given.  
Made with Metropix G2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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)