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St. Godrics Road  
Newton Aycliffe, DL5 5JJ

**Offers in the region of £125,000**

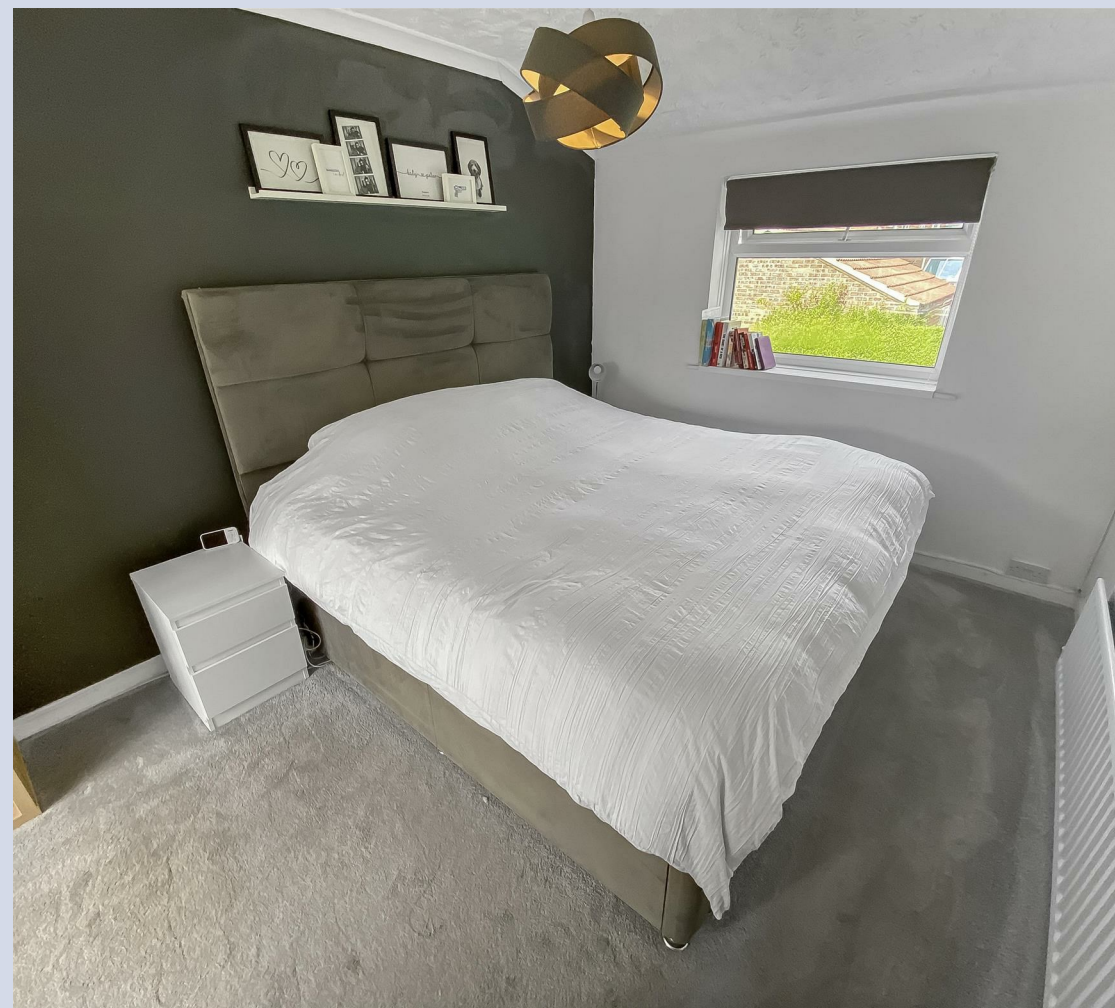
House - Terraced  
3 Bedroom/s  
1 Bathroom/s



A beautifully presented 3 BEDROOM mid terrace property occupying a popular location in the "Simpasture" area of Newton Aycliffe. The property features a well-designed dual aspect living room that is bathed in natural light, thanks to its elegant French doors that open onto the garden. The heart of the home is undoubtedly the contemporary open plan kitchen and dining area, complete with a central island that provides both functionality and style. This space is ideal for entertaining guests or enjoying family meals. Additionally, the property boasts a convenient utility room and a ground floor WC, enhancing its practicality for everyday living. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, featuring a separate shower cubicle for added convenience. Outside, the sizeable enclosed rear garden is a true highlight, providing a private oasis for relaxation and outdoor activities. The garden features both a patio area, perfect for al fresco dining, and a lush lawn, making it an ideal space for children to play or for gardening enthusiasts to cultivate their green thumb. With gas central heating and radiators throughout, this home ensures warmth and comfort during the cooler months. This property is not just a house; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are a first-time buyer or looking to downsize, this charming home is sure to impress.







### 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

# AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

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

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

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