

**Bewick Crescent, Newton Aycliffe, DL5 5LJ**  
**Offers in the region of £185,000**

Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED property occupies a most convenient central location within walking distance of a host of local amenities. An internal viewing will reveal an entrance porch opening to an entrance hallway which features an attractive return staircase to the first floor landing, a ground floor WC, living room opening to a dining room and a large conservatory to the rear. The first floor includes three well-proportioned bedrooms and family bathroom with separate WC. Externally there are delightful gardens to both the front and rear with summerhouse, driveway and attached single garage.

3 bedroom/s  
House - Semi-Detached

Council Tax: Durham County Council Band B  
Tenure: Freehold  
EPC Rating: C



## Agents Notes

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- \* Evidence of title
- \* Standard searches (regulated local authority, water & drainage & environmental)
- \* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Tenure:- Freehold

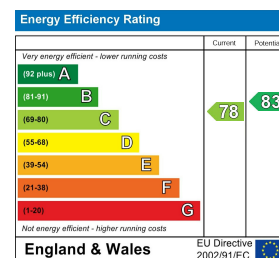
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Solar panels

Council Tax:- Band C

Local Authority:- Durham County Council



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