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Kendrew Close  
Newton Aycliffe, DL5 4JB

**Offers in the region of £137,500**

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

Occupying a lovely position, not overlooked to the front, and situated within walking distance of a number of schools, Tesco and Newton Aycliffe Town Centre, this SEMI-DETACHED property with SINGLE GARAGE is offered for sale with NO ONWARD CHAIN and would suit the needs of a variety of buyers. Upon entering, you are welcomed by a spacious entrance hallway that leads to a living room, perfect for relaxation. Adjacent to this is a separate dining room, providing an excellent space for entertaining family and friends. The fitted kitchen is both functional and inviting, while a useful ground-floor wet room/WC adds to the practicality of the home. The first floor boasts three well-proportioned bedrooms, each offering ample space for rest and personalisation. A modern shower room/WC completes the upper level, catering to the needs of a growing family. Set on a corner plot, the property features delightful gardens to the front and side, providing a lovely outdoor space for children to play or for hosting summer gatherings. There is also a single garage in a nearby block situated on Bousfield Crescent.





### **Agents Notes**

Tenure:- Freehold

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

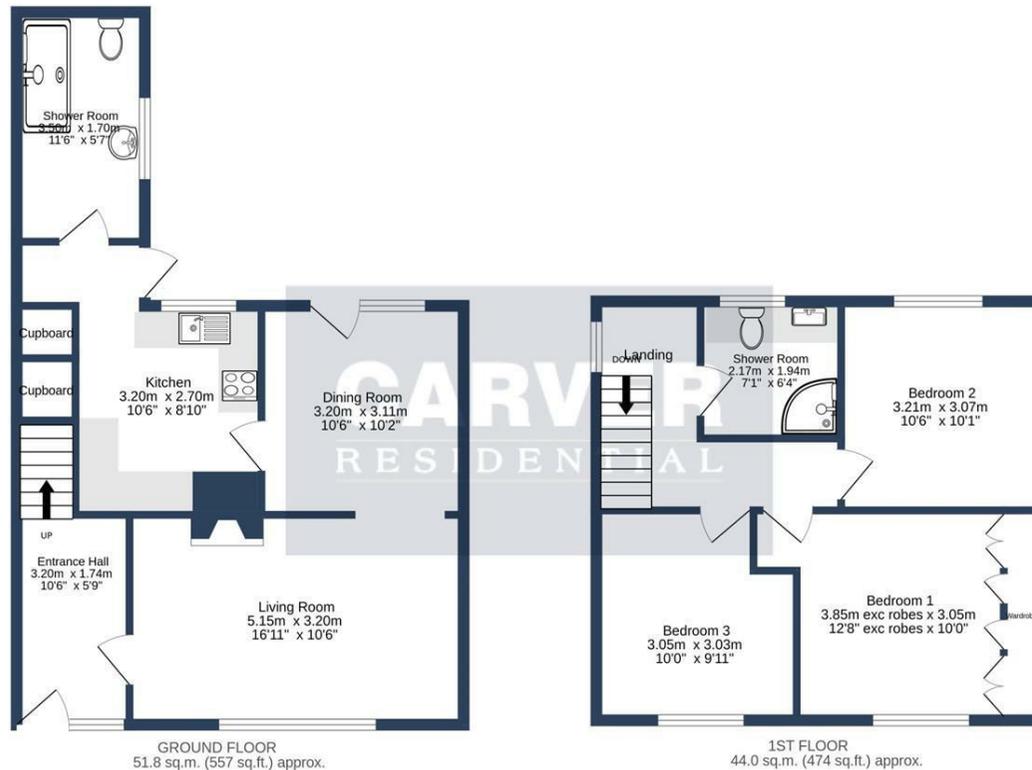
uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

### **Buyer(s) Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TOTAL FLOOR AREA: 95.8 sq.m. (1031 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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