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Westwood Avenue

Newton Aycliffe, DL5 6SA

Price £280,000

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

Overlooking open farmland to the rear, welcome to the beautiful setting of Westwood Avenue, in Heighington Village. This stunning semi-detached house offers comfort and convenience with a superb large Garden room to the rear overlooking farmland, which double as a cinema room for the current owner. Spanning an impressive 1,237 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The home features a modern recently renovated Kitchen / Diner, three well-appointed bedrooms, (one bedroom is currently spilt in two, with an easily removable false wall to create the illusion of 4 bedrooms to suit their needs) ideal for families or those seeking extra space for guests or a home office. With two modern bathrooms, one being ensuite, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

For those with vehicles, the property includes off street parking with further council approval to create more parking to the front and convert the garage to increase living space if needed. The location is not only peaceful but also conveniently situated near local amenities, shops, schools, village pub and fantastic country walks, making it an excellent choice for families and professionals alike.

This semi-detached house on Westwood Avenue is a wonderful opportunity for anyone looking to settle in a welcoming village community while enjoying the comforts of a spacious and well-designed home. Be quick, don’t miss the chance to call this property your home.

- Beautiful 3 bedroom Semi-Detached home
- 3 Reception areas, Formal Lounge, Kitchen / Diner, large Garden room
- Family Bathroom and ensuite to Master bedroom
- Off street parking and Garage
- Close to amenities, schools, pub's and open spaces
- Fantastic views over farmland to rear with public walking trails
- 3 Double bedrooms
- Private garden to rear
- Planning approval to convert Garage and create larger off street parking area

GENERAL INFORMATION

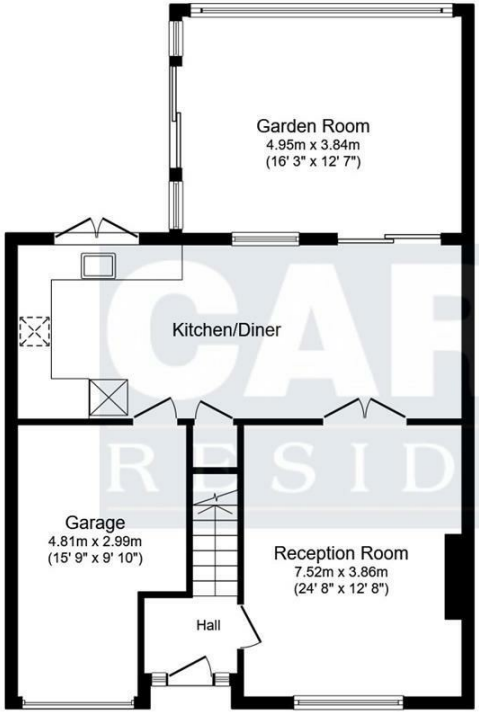
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers 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.

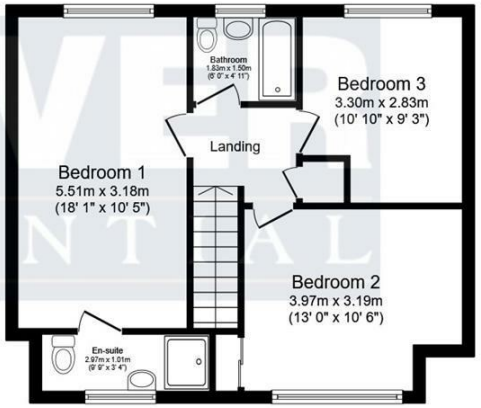
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Ground Floor

Floor area 82.0 sq.m. (882 sq.ft.)

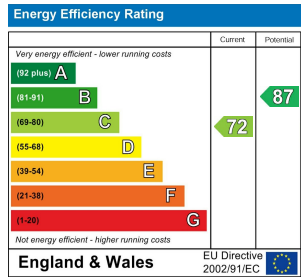


First Floor

Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 132.7 sq.m. (1,429 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Floor Area from EPC - 1237.00 sq ft

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Mortgage Advice Bureau

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

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