



9 Howson Crescent, Newton Aycliffe

Newton Aycliffe



Offers in Region of £260,000



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Newton Aycliffe, Newton Aycliffe

We are delighted to present this four-bedroom detached residence, located in a quiet cul-de-sac within the sought-after Woodham area of Newton Aycliffe. Ideally situated, the property is close to popular schools and amenities at both Woodham Village and Cobblers Hall.

This well-appointed home features three double bedrooms (including a master bedroom with en-suite), a spacious conservatory, a fitted kitchen, a modern family bathroom, a generously sized lounge, and a separate dining room. The conservatory opens onto a private rear garden, perfect for relaxation or entertaining. Additional benefits include gas central heating, double glazing, and an integral garage.

Early viewing is highly recommended to appreciate the charm and practicality of this lovely family home

Note: 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 buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We



**Hallway**

10'7" x 4'3" (3.25 x 1.31 m)

**Wc**

5'5" x 2'11" (1.66 x 0.91 m)

**Lounge**

13'3" x 14'8" (4.04 x 4.38 m)

**Dining Room**

10'10" x 11'4" (3.31 x 3.46 m)

**Kitchen**

10'7" x 14'11" (3.23 x 4.55 m)

**Sunroom**

11'2" x 16'10" (3.43 x 5.15 m)

**Landing**

8'3" x 6'1" (2.53 x 1.86m)

**Bedroom 1**

8'9" x 16'7" (2.67 x 5.06 m)

**En-suite**

4'2" x 7'10" (1.27 x 2.40 m)

**Bedroom 2**

11'9" x 10'0" (3.58 x 3.07 m)

**Bedroom 3**

10'1" x 10'9" (3.09 x 3.29 m)

**Bedroom 4**

11'7" x 7'10" (3.43 x 2.40 m)

**Bathroom**

6'6" x 6'9" (1.98 x 2.07 m)

**Garage**

17'9" x 8'0" (5.42 x 2.45 m)





FRONT GARDEN

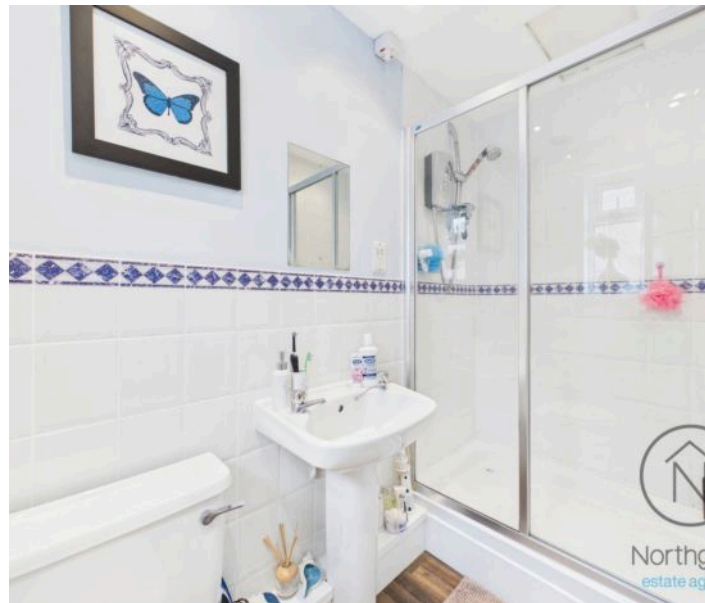
REAR GARDEN

GARAGE

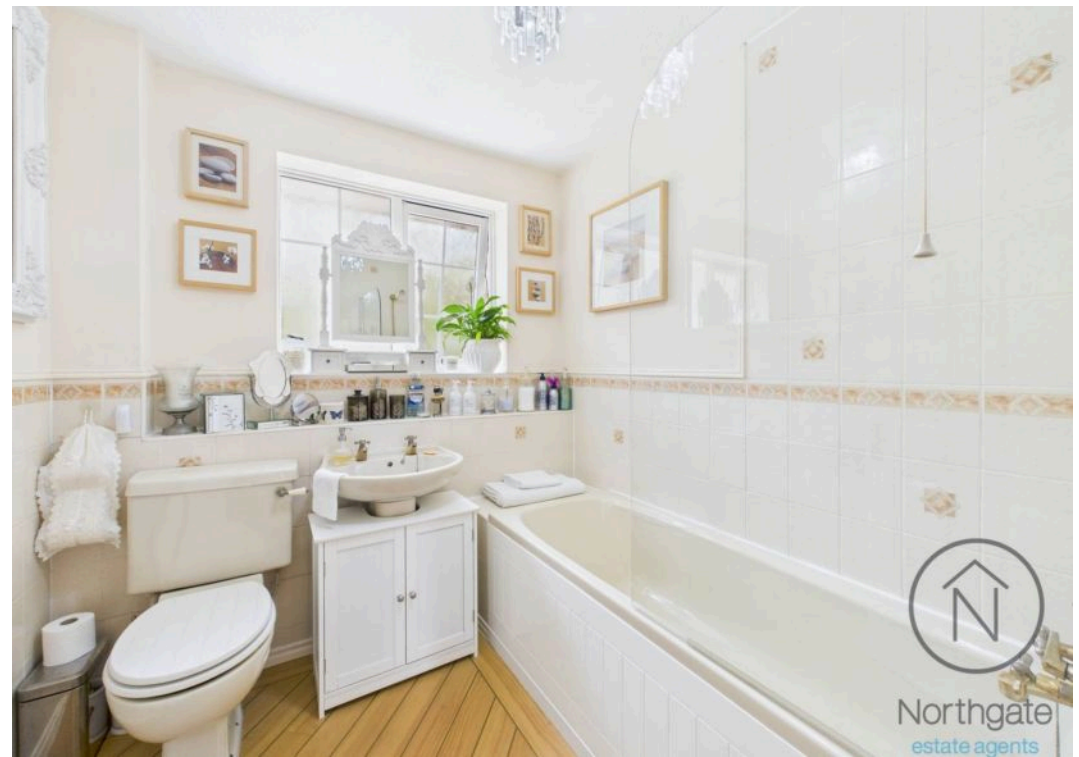
Single Garage

DRIVEWAY

2 Parking Spaces









Ground Floor

Approximate total area<sup>(1)</sup>

1551.3 ft<sup>2</sup>

144.12 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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