



8 Crawford Road, Newton Aycliffe  
Newton Aycliffe



In Excess of £125,000





## 8 Crawford Road

Newton Aycliffe, Newton Aycliffe

This beautifully presented two-bedroom end terrace property offers stylish, contemporary living throughout. Highlights include a modern breakfasting kitchen/diner with integrated appliances, an extended family bathroom, and an en-suite to the master bedroom.

Inside, you'll find an inviting entrance hall featuring modern half-panelled walls, a spacious lounge with a striking media wall, a sleek and functional kitchen/diner, two generously sized double bedrooms, and beautifully updated bathroom and en-suite facilities.

Externally, the property features a block-paved driveway to the front with access gates providing off-road parking, along with a private enclosed garden to the rear—ideal for relaxing or entertaining.

This home truly needs to be viewed internally to be fully appreciated. It's perfect for first-time buyers, young professionals, or anyone seeking a move-in-ready property.

Council Tax band: A

Tenure: Freehold

- Beautiful Two Bedroom End Terrace Property
- Wc to Master Bedroom / Family Bathroom
- Off Road Parking / Gardens Front & Rear
- Breakfasting Kitchen With Appliances
- Gas Central Heating / Upvc Double Glazing
- Energy Performance Certificate: C



#### Entrance Hallway

4'3" × 3'5" (1.30 × 1.06 m)

#### Lounge

9'9" × 15'8" (2.98 × 4.79 m)

#### Kitchen/Diner

9'10" × 16'10" (3.01 × 5.14 m)

#### Landing

6'3" × 2'8" (1.90 × 0.82 m)

#### Bedroom 1

9'11" × 14'0" (3.04 × 4.28 m)

#### Wc

2'8" × 5'8" (0.83 × 1.73 m)

#### Bedroom 2

9'10" × 10'10" (3.01 × 3.32 m)

#### Cupboard

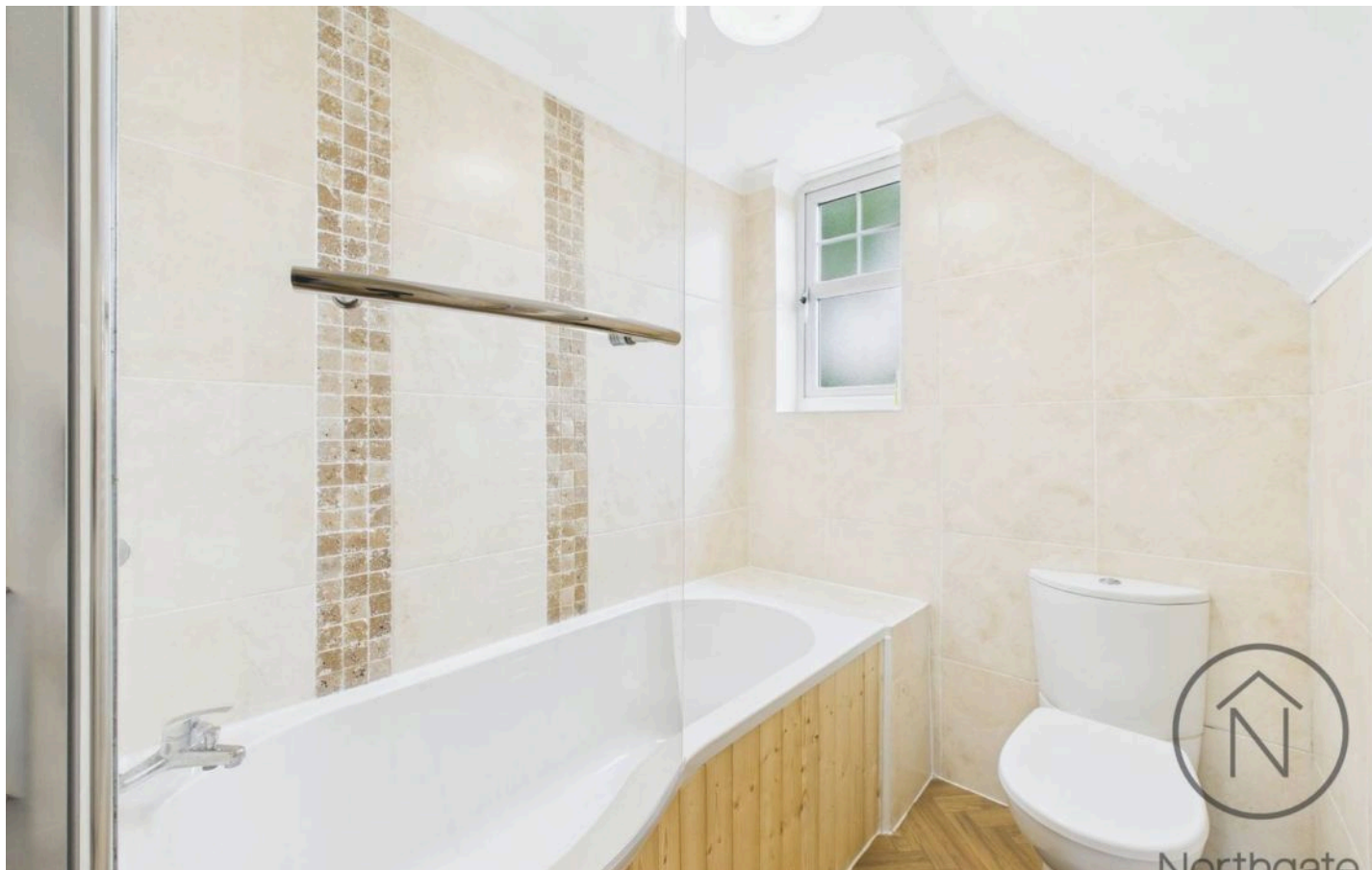
2'9" × 6'1" (0.86 × 1.86 m)

#### Bathroom

6'7" × 5'6" (2.01 × 1.68 m)





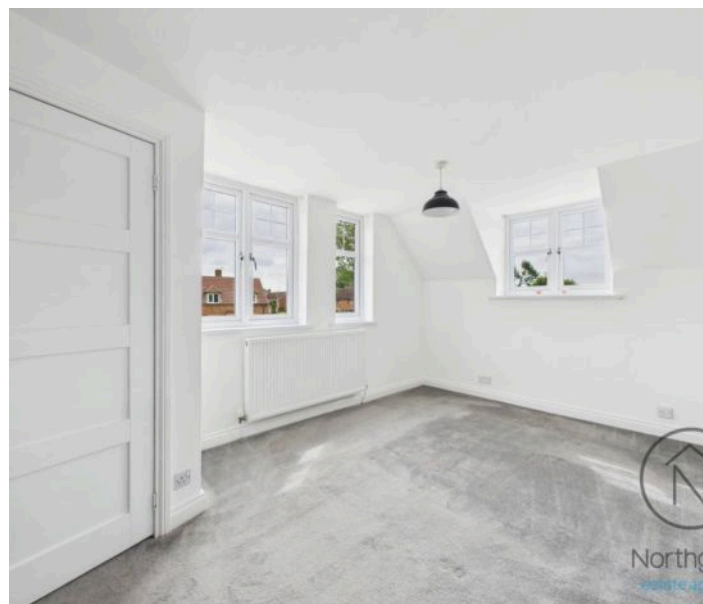
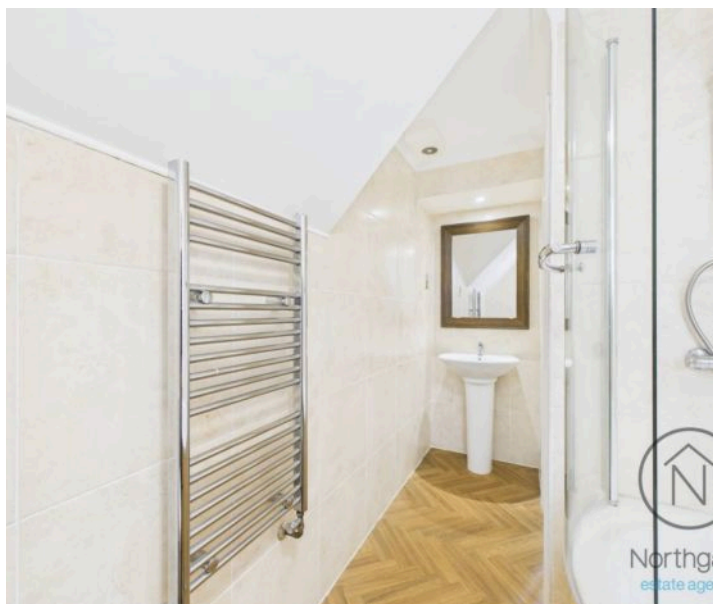


FRONT GARDEN

REAR GARDEN

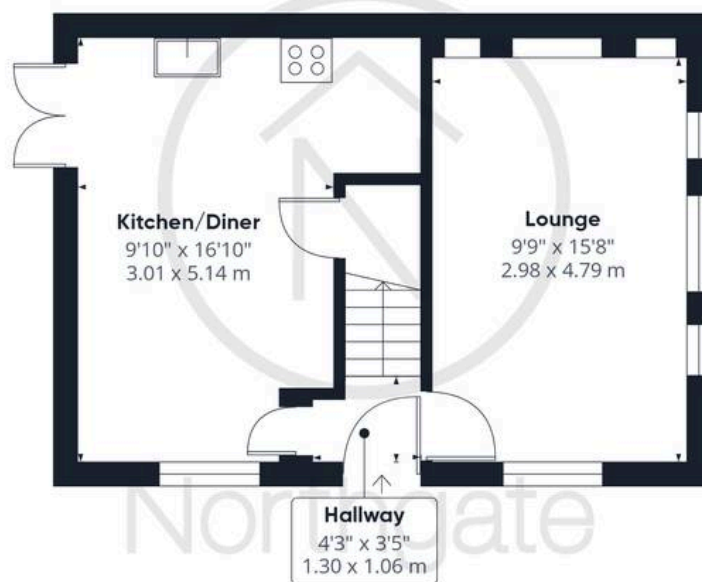
OFF STREET

1 Parking Space

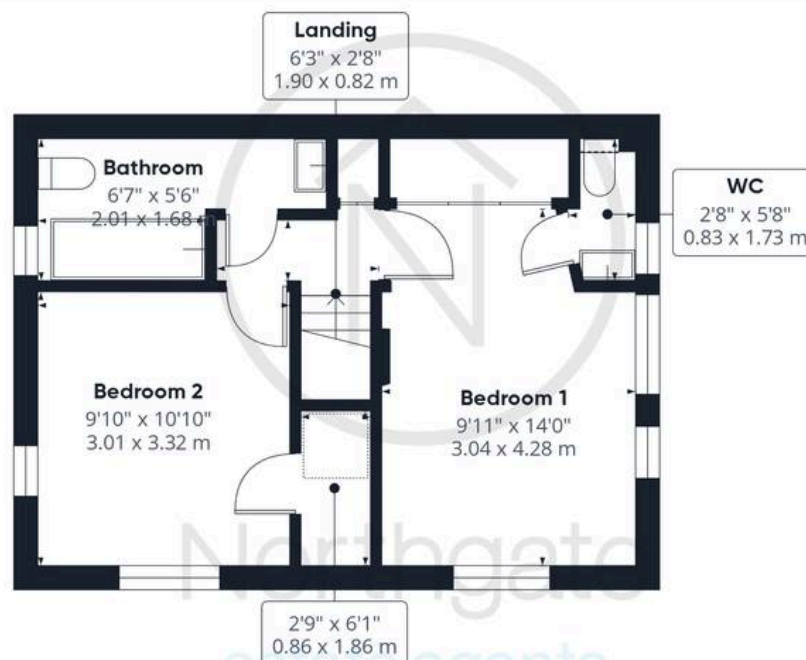








Ground Floor



Floor 1

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

728 ft<sup>2</sup>

67.8 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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