



### 3 bed terraced house to buy in

Sharp Road, Newton Aycliffe, Durham,  
DL5 5NX

# £100,000

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ IDEAL FAMILY HOME
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating D

Car Port parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered to the market with No Onward Chain, this deceptively spacious three-bedroom mid-terraced home presents an excellent opportunity for a variety of purchasers, including first-time buyers looking to step onto the property ladder, growing families seeking additional living space, and investors attracted by the strong rental potential. With an anticipated rental income in the region of £700 PCM, the property offers an attractive gross yield of approximately 8.4% based on the asking price of £100,000.

Ideally positioned within easy reach of the town centre, the home enjoys convenient access to a wide range of everyday amenities, schooling and leisure facilities. Excellent transport links also make it a practical choice for commuters travelling to nearby centres including Durham and Darlington.

Externally, the property is approached via a front garden, while an access alleyway leads to the enclosed, low-maintenance rear garden, providing an ideal outdoor space for families, entertaining or simply relaxing.

Upon entering, a hallway provides access to the accommodation and stairs to the first floor. The generous dual-aspect lounge benefits from natural light flowing through from both the front and rear elevations, with doors opening directly onto the rear garden. The separate dining area offers a versatile family space and flows seamlessly into the fitted kitchen, which is equipped with a range of wall, base and drawer units, complementary work surfaces incorporating a sink and drainer, an integrated hob with oven beneath and extractor hood above, along with space for additional appliances. A rear lobby provides useful under-stairs storage and access to the garden.

To the first floor, the landing benefits from a handy storage cupboard and leads to three well-proportioned bedrooms, all offering comfortable accommodation. Completing the layout is the family bathroom and separate WC, adding further practicality for busy households.

Combining generous room sizes, a convenient location, excellent rental potential and the advantage of no onward chain, this is a property that should appeal to a broad spectrum of buyers and early viewing is strongly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Terraced House

Parking: Car Port

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.84m x 3.08m (15'10" x 10'1")



### Dining Room

3.06m x 3.01m (10'0" x 9'10")



### Kitchen

3.06m x 1.67m (10'0" x 5'5")



### Bedroom 1

4.27m x 3.06m (14'0" x 10'0")



### Bedroom 2

3.06m x 3.01m (10'0" x 9'10")



## Bedroom 3

3.35m x 1.86m (10'11" x 6'1")



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## Bathroom

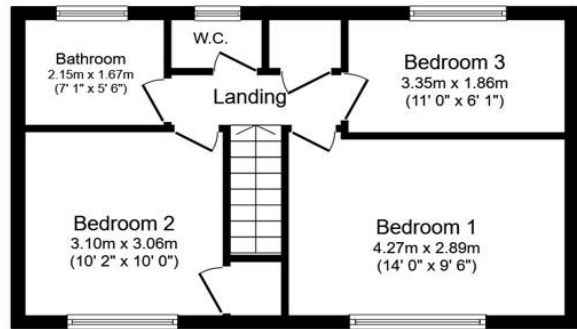
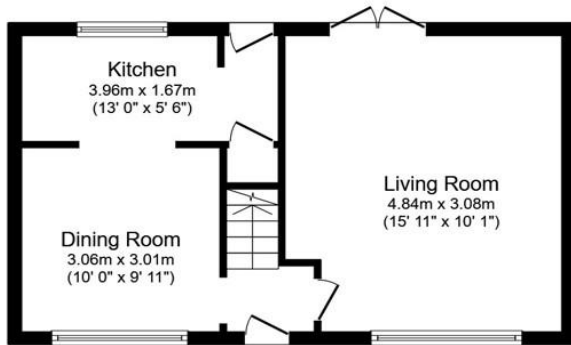
2.15m x 1.67m (7'0" x 5'5")



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## Rear Garden





Ground Floor

First Floor

Total floor area: 80.6 sq.m. (868 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Sharp Road, Newton Aycliffe, Durham, DL5 5NX

Contact your local branch today for more information on this property:

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