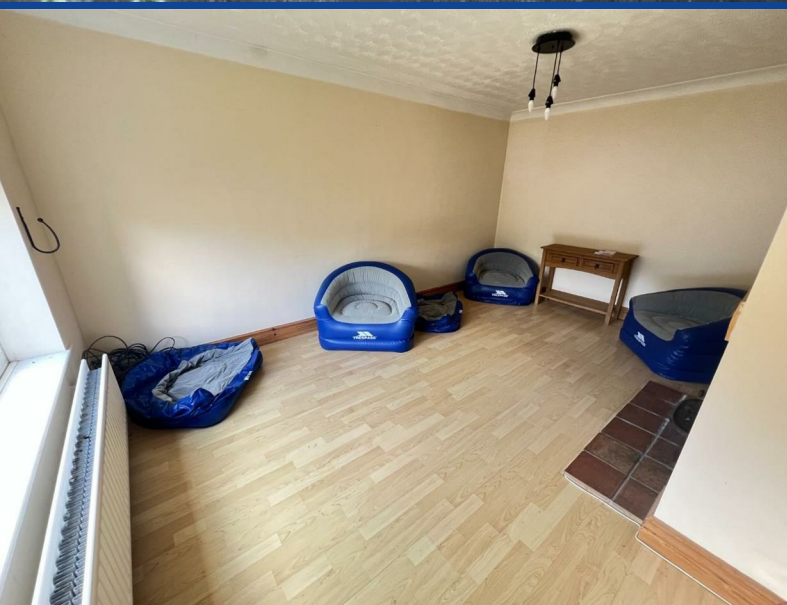




**Mellanby Crescent, Newton Aycliffe, DL5
5AT
2 Bed - House - End Terrace
£82,500**

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Nestled on Mellanby Crescent in the town of Newton Aycliffe, this two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no onward chain, this property boasts a spacious layout, situated on a desirable corner plot.

Upon entering, you are welcomed into a practical entrance lobby that leads to a comfortable lounge, complete with a multi-fuel stove, perfect for those cosy evenings. The ground floor also features a generous kitchen and dining room, providing ample space for entertaining family and friends.

As you ascend to the first floor, you will find two well-proportioned bedrooms, ideal for restful nights. The family bathroom is equipped with a four-piece suite, ensuring convenience for all residents.

Externally, the property benefits from gardens to both the front and side, offering a pleasant outdoor space for relaxation or gardening enthusiasts. The location is particularly advantageous, being in close proximity to local amenities, including both primary and secondary schools, as well as excellent transport links.

This end link house is a fantastic find, combining comfort, space, and a prime location, making it a must-see for anyone looking to settle in this vibrant community.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Lounge

14'11" x 10'2" (4.57 x 3.11)

Kitchen / Dining Room

16'0" x 14'9" (4.90 x 4.51)

FIRST FLOOR

Landing

Bedroom 1

14'10" x 10'2" (4.54 x 3.12)

Bedroom 2

9'11" x 9'0" (3.04 x 2.76)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13 Mbps, Superfast 73 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.



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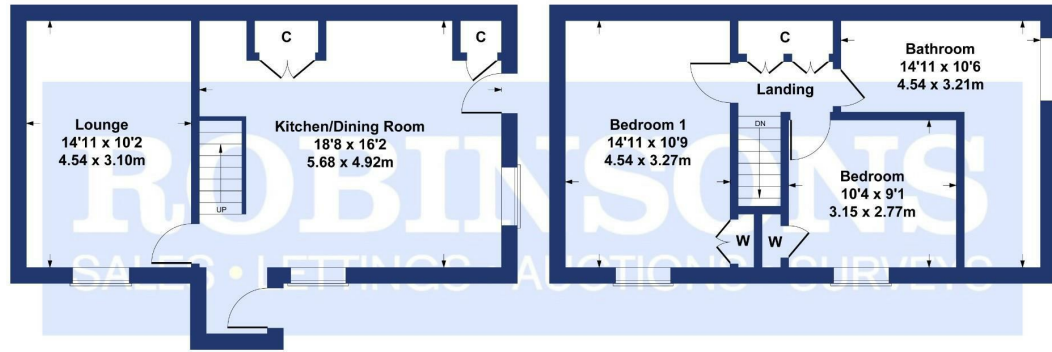
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mellanby Crescent

Approximate Gross Internal Area
904 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-110 g/kWh A			
89-101 g/kWh B			
75-88 g/kWh C			
62-74 g/kWh D			
50-61 g/kWh E			
39-49 g/kWh F			
31-38 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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