



Crosby Road, DL5 5JR
3 Bed - House - Mid Terrace
£99,950

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* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this conveniently positioned three-bedroom home with a generous enclosed rear garden. The property offers spacious accommodation throughout, including two reception rooms and a useful utility room, making it an ideal purchase for a variety of buyers, including first-time buyers, growing families and investors.

The property benefits from a 'Baxi' gas combination boiler, which remains under warranty, and UPVC double-glazed windows.

The internal accommodation comprises an entrance porch leading into the lounge, which features a front-facing window and French doors opening onto the rear garden. There is a second reception room, ideally suited for use as a dining room, along with a fitted kitchen offering a range of wall, base and drawer units with space for appliances. A useful utility room provides additional practicality.

To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a lawned garden to the front, while to the rear is a generous enclosed garden, predominantly laid to lawn with a paved patio area, providing an ideal space for outdoor relaxation and entertaining.

Crosby Road is conveniently situated in Newton Aycliffe, within close proximity to the town centre, Sainsbury shopping amenities, healthcare facilities, schooling and excellent public transport links, including bus and train services.

An internal viewing comes highly recommended to fully appreciate the space and potential this property has to offer. Contact Robinsons today to arrange your viewing.

Agents Notes

Council Tax: Durham County Council, Band A- Approx.

£1,748 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area . Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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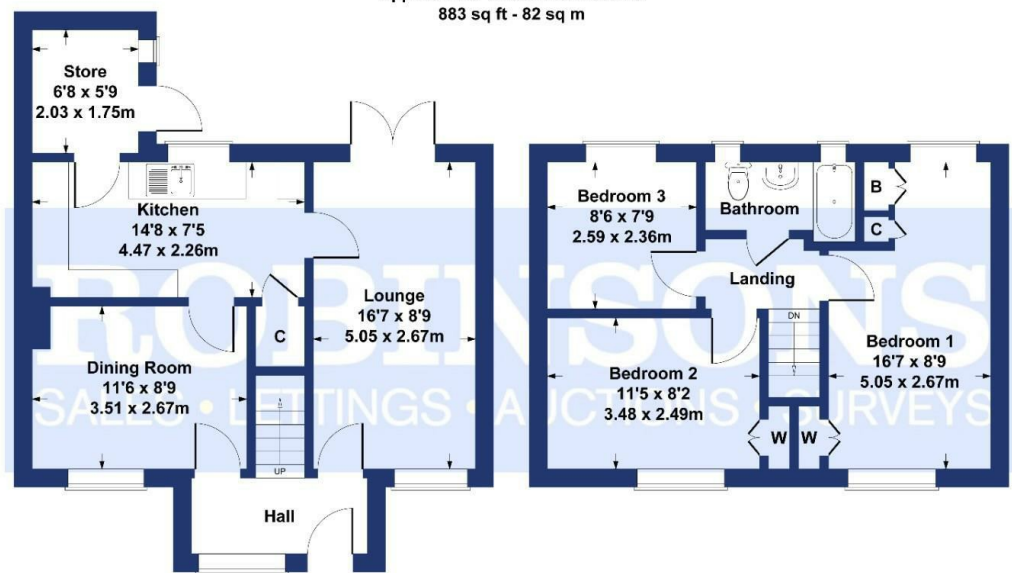
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Crosby Road Newton Aycliffe

Approximate Gross Internal Area
883 sq ft - 82 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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