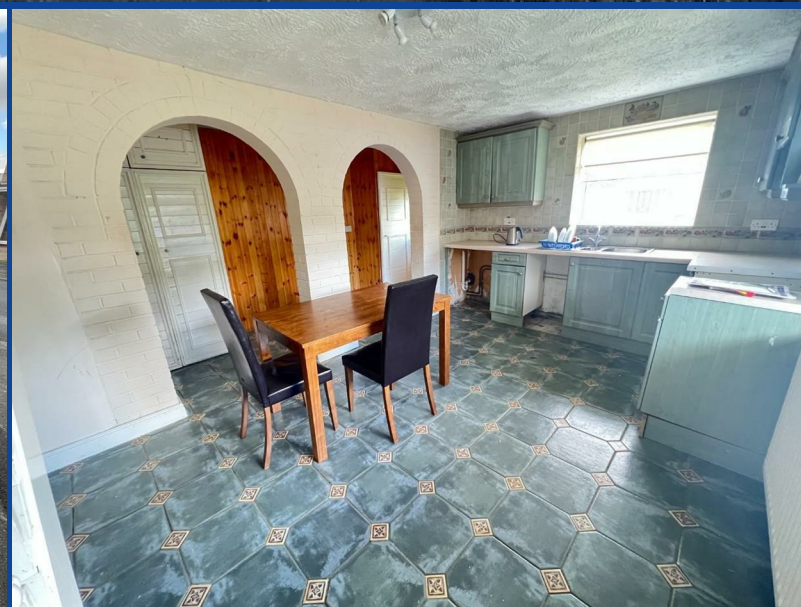




**Mellanby Crescent, Newton Aycliffe, DL5
5AT
2 Bed - House - End Terrace
£75,000**

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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

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

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 to affect this property that we are aware of. 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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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		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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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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