



Wellhouse Road, Newton Aycliffe

Newton Aycliffe



In Excess of £150,000



## 12 Wellhouse Road

Newton Aycliffe, Newton Aycliffe

Introducing this charming Three Bedroom End Terrace nestled in the sought-after area of Cobbler Hall.

Upon entering, a welcoming entrance hall leads you to a convenient ground floor WC and a modern kitchen/dining room with integrated appliances, ideal for hosting gatherings or enjoying family meals. The spacious lounge beckons with natural light filtering through patio doors, creating a cosy atmosphere perfect for relaxation. Upstairs, you will find three bedrooms offering comfortable living spaces, along with a family bathroom.

Externally this property boasts a low maintenance garden with a patio area. A double driveway ensures ample off-street parking.

Council Tax band: B

Tenure: Freehold

- Three Bedroom End Terrace situated in Cobbler Hall
- Entrance hall, ground floor WC, kitchen/dining room
- Lounge with patio doors
- Family bathroom
- Externally low maintenance garden to with patio area, double driveway provide off street
- Energy efficiency rate: B



**Living Room:**

11'5" x 14'8" (3.49 m x 4.48 m)

**Kitchen/Diner:**

13'5" x 11'6" (4.11 m x 3.51 m)

**WC**

3'2" x 4'7" (0.97 m x 1.41 m)

**First Floor Landing:**

8'5" x 5'11" (2.57 m x 1.81 m)

**Bedroom 1:**

9'6" x 14'7" (2.92 m x 4.47 m)

**Bedroom 2:**

9'8" x 8'5" (2.97 m x 2.57 m)

**Bedroom 3:**

6'7" x 6'0" (2.03 m x 1.84 m)

**Bathroom:**

5'5" x 8'3" (1.66 m x 2.53 m)





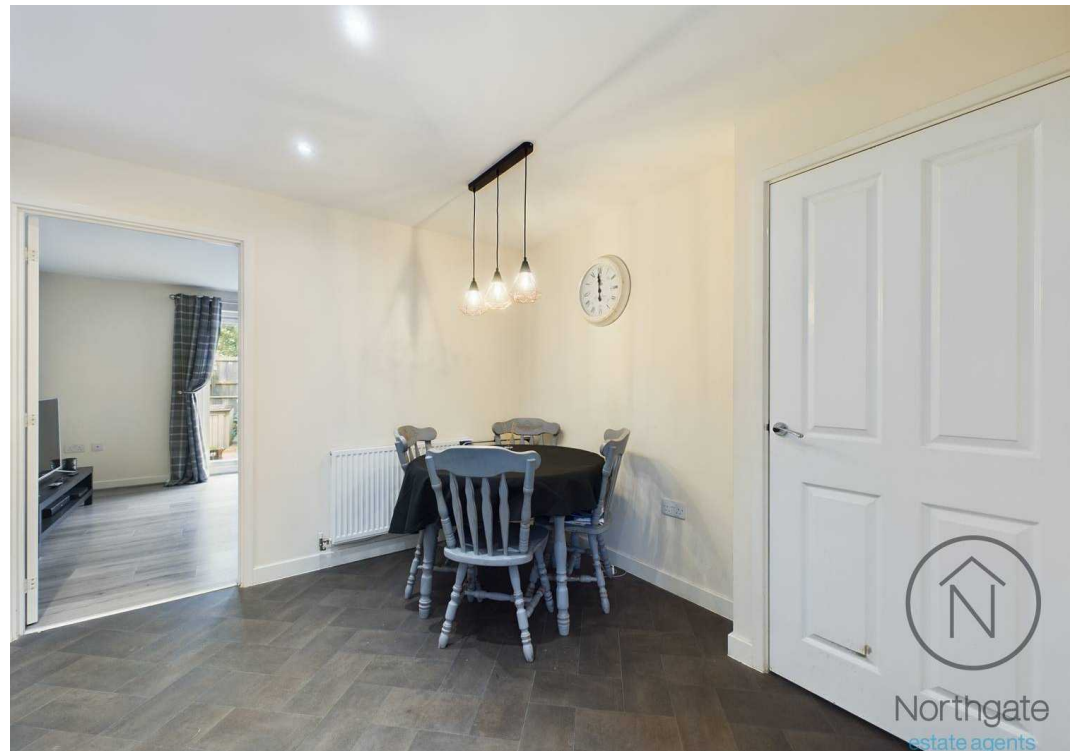
GARDEN

DRIVEWAY

2 Parking Spaces

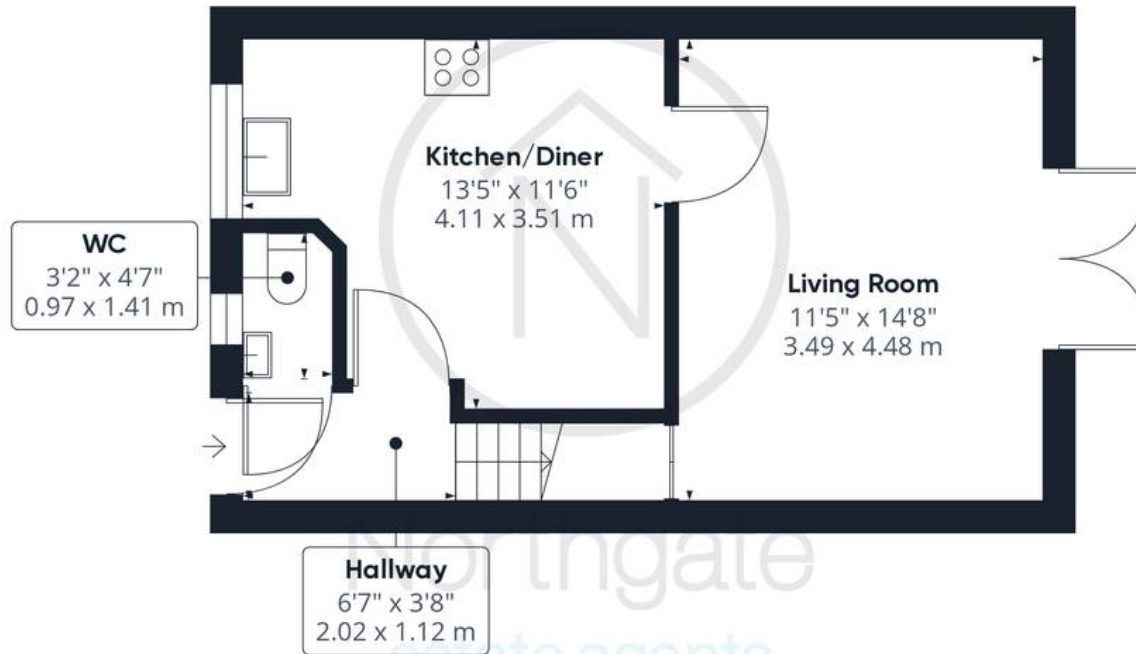








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Approximate total area<sup>(1)</sup>

708.68 ft<sup>2</sup>

65.84 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Northgate - County Durham

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