



4 Kirkham Close, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £135,000





## Kirkham Close

Newton Aycliffe, Newton Aycliffe

Set within the charming village of Woodham, Newton Aycliffe, this delightful 2 bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall leading to a spacious living room, ideal for relaxation and entertainment. The property boasts a well-equipped kitchen complete with appliances, ensuring culinary adventures are a breeze. The family bathroom is a haven of tranquillity, featuring an electric shower over the bath, vanity wash hand basin, and W.C.

Externally : Step outside to discover the outside space that this property has to offer. The generous driveway provides ample parking space, while the rear garden offers a patio area perfect for al fresco dining and a lawn area. Energy Performance Certificate: TBC.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Semi Detached Situated In Woodham, Newton Aycliffe
- Entrance Hall, Living Room, Kitchen With Appliances
- Family Bathroom with Electric shower over bath, Vanity Wash hand basin, & W.C.
- Externally, large driveway, rear garden with patio and lawn area
- Energy Performance Certificate: TBC



#### Hallway

3'5 x 4'6 (1.05 x 1.39m)

#### Lounge

13'6 x 10'0 (4.12 x 3.07m)

#### Kitchen/Diner

7'8 x 13'2 (2.36 x 4.02m)

#### Conservatory

12'1 x 10'3 (3.70 x 3.14m)

#### Landing

2'9 x 6'0 (0.85 x 1.85m)

#### Bedroom One

12'4 x 9'9 (3.78 x 2.99m)

#### Bedroom Two

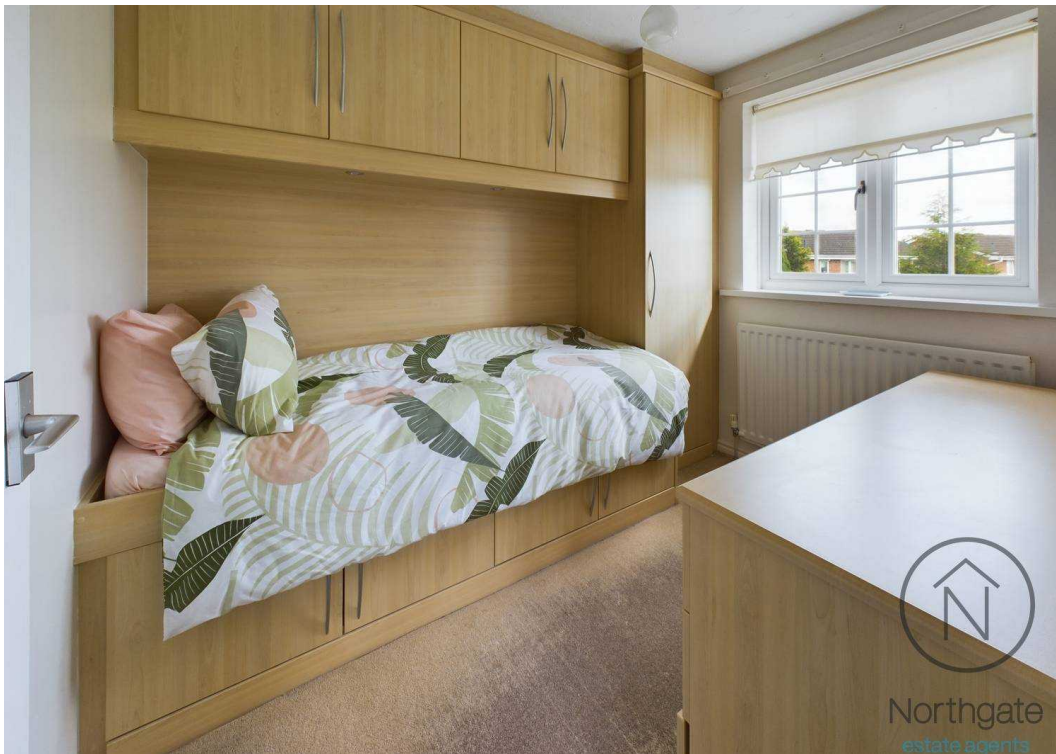
9'0 x 6'10 (2.77 x 2.09m)

#### Bathroom

5'5 x 5'11 (1.66 x 1.80m)



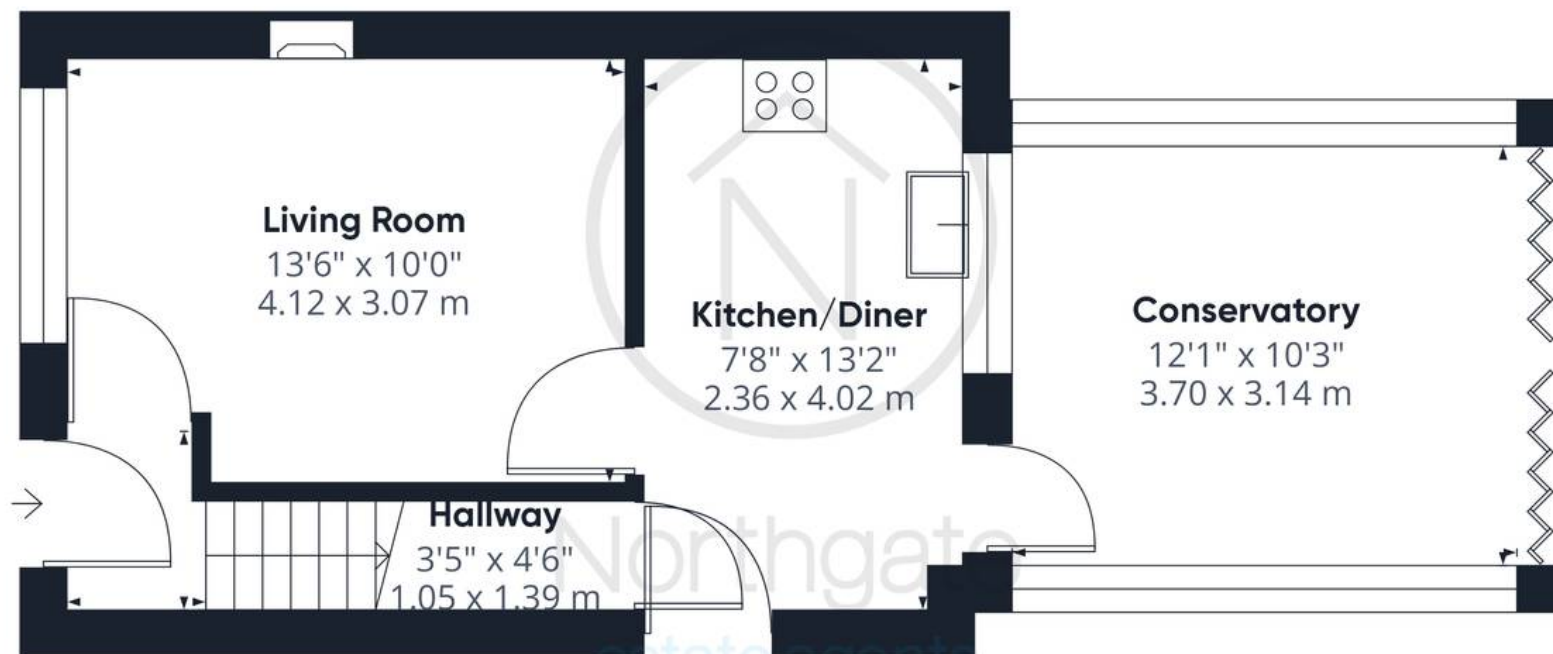








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Approximate total area<sup>(1)</sup>

681.14 ft<sup>2</sup>

63.28 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.

Calculations are based on RICS IPMS 3C standard.

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## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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