



18 Fowler Road, Newton Aycliffe
Newton Aycliffe



In Excess of £75,000



18 Fowler Road

Newton Aycliffe, Newton Aycliffe

This three-bedroom mid-terrace home offers a fantastic opportunity for buyers looking to refurbish and add value. The property requires modernisation throughout, making it ideal for investors, developers, or homeowners eager to put their personal stamp on it.

Important Note: Shale has been detected in the ground floors, and further testing or investigation is advised. This issue has already been considered in the asking price, offering a chance for savvy buyers to address it while benefiting from potential long-term value.

Outdoor Features:

The property boasts a well-maintained rear garden featuring both a lawn and a patio area, creating the perfect setting for outdoor relaxation, dining, or entertaining.

This home offers significant potential and is well-suited to those with vision and a desire to enhance it further.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Property close to local amenities.
INVESTMENT OPPORTUNITY
- Spacious Lounge, Separate Dining Room
- Dining Room with door to rear garden
- Well Maintained Rear Garden with Patio Area & Lawn
- Energy Performance Certificate: TBC



Entrance

2'0 x 6'6 (0.63 x 2.00m)

Hallway

5'6 x 8'6 (1.68 x 2.61m)

Middle Hallway

2'8 x 5'1 (0.81 x 1.57m)

Lounge

12'2 x 12'7 (3.72 x 3.84m)

Dining Room

10'4 x 13'3 (3.15 x 4.04m)

Kitchen

7'2 x 13'1 (2.20 x 4.00m)

Landing

2'9 x 12'10 (0.84 x 3.92m)

Wc

2'6 x 4'10 (0.78 x 1.49m)

Bathroom

5'3 x 4'5 (1.62 x 1.35m)

Bedroom 1

12'2 x 11'0 (3.72 x 3.36m)

Bedroom 2

8'10 x 13'10 (2.71 x 4.24m)

Bedroom 3

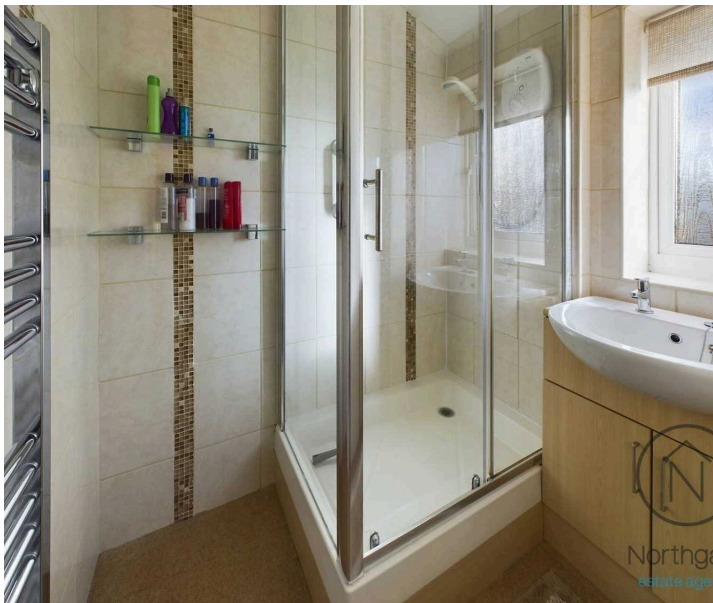
8'9 x 9'8 (2.68 x 2.96m)





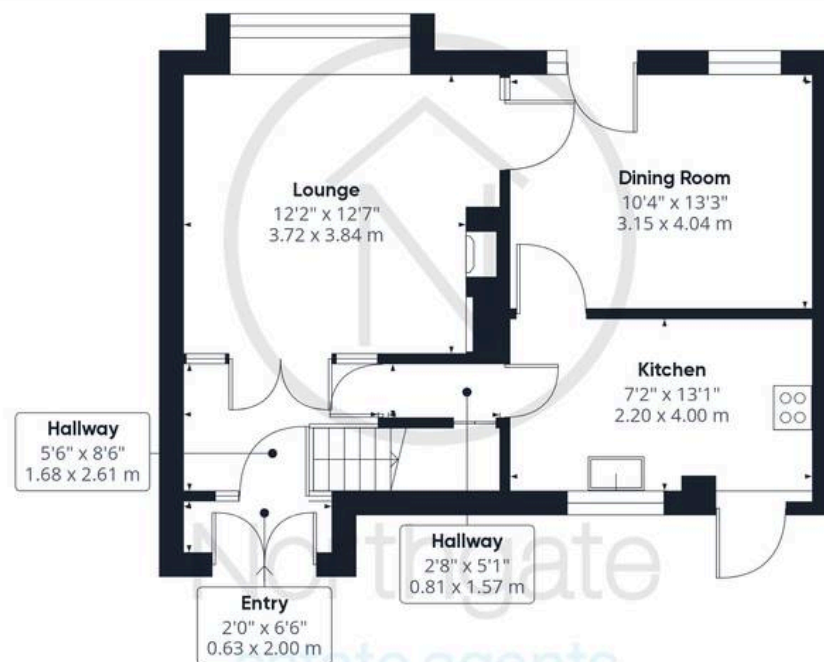
FRONT GARDEN

REAR GARDEN





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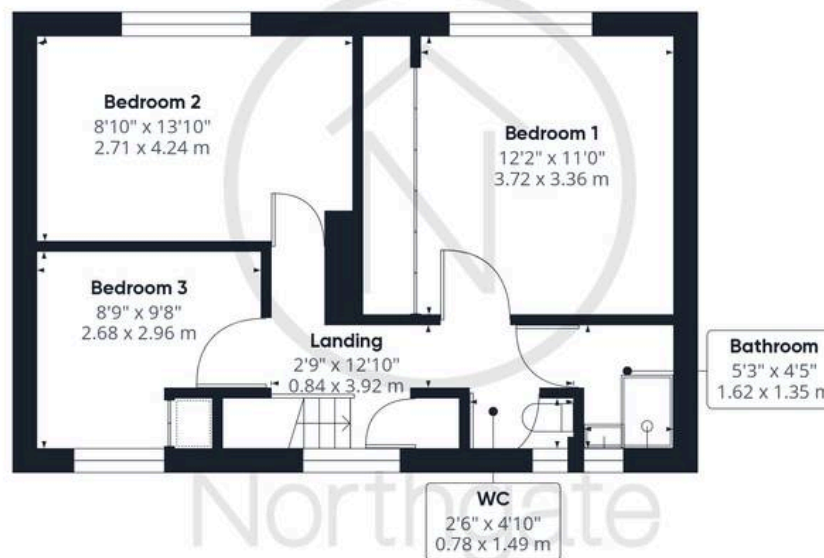


Ground Floor

Approximate total area⁽¹⁾

944.62 ft²

87.76 m²



Floor 1

(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.

GIRAFFE 360



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