



Warburton Close, Newton Aycliffe

Newton Aycliffe



In Excess of £160,000



12 Warburton Close

Newton Aycliffe, Newton Aycliffe

Nestled in a popular and well-established area of Newton Aycliffe, this impressive four-bedroom end-terrace home offers the perfect blend of comfort and convenience.

Upon entering, you are welcomed into a bright and inviting entrance hall that leads to a generously sized lounge, ideal for relaxing or entertaining.

The modern kitchen is fitted with a range of base and eye-level units, complete with integrated appliances, providing both style and functionality. A conservatory adds extra living space.

The first-floor landing gives access to four well-proportioned bedrooms, making this an ideal family home. The contemporary family bathroom features a luxurious roll-top bath, separate shower cubicle, sleek wash hand basin, and WC.

Externally the property boasts low-maintenance gardens at both the front and rear. The rear garden features a delightful patio area, perfect for outdoor dining and entertaining. At the front, a private driveway leads to an integral single garage, offering off-road parking and additional storage.

Additional benefits include gas central heating and double-glazed windows throughout.

A fantastic opportunity for families or investors looking for a well-located and spacious home.

Council Tax band: A

Tenure: Freehold

- Spacious 4-bedroom end-terrace in a popular Newton Aycliffe location.



Entrance Hallway:

3'9" x 3'6" (1.15m x 1.08m)

Living Room:

14'0" x 23'2" (4.27m x 7.07m)

Kitchen:

15'1" x 6'8" (4.62m x 2.04m)

Conservatory:

9'11" x 14'0" (3.03m x 4.27m)

Garage:

9'0" x 15'11" (2.76m x 4.87m)

First Floor:

Bedroom One:

10'11" x 10'9" (3.34m x 3.29m)

Bedroom Two:

8'10" x 11'0" (2.70m x 3.37m)

Bedroom Three:

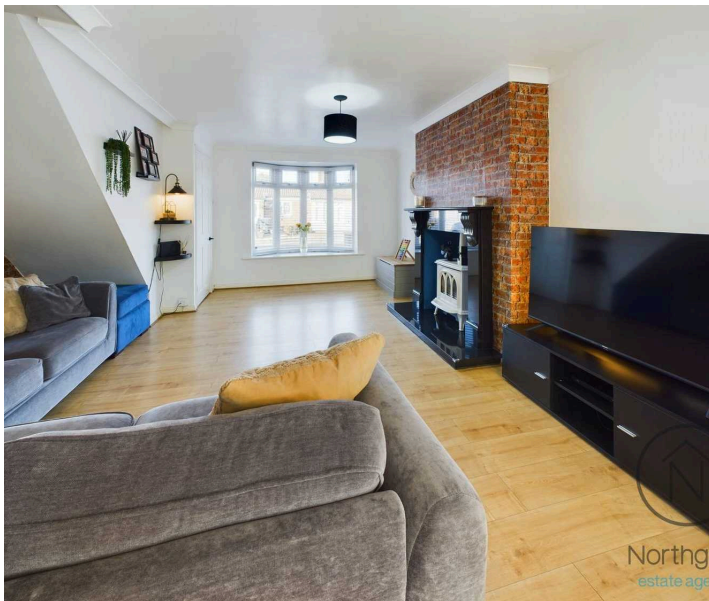
8'1" x 9'7" (2.47m x 2.92m)

Bedroom Four:

5'10" x 11'5" (1.78m x 3.50m)

Bathroom:

8'8" x 6'7" (2.66m x 2.03m)





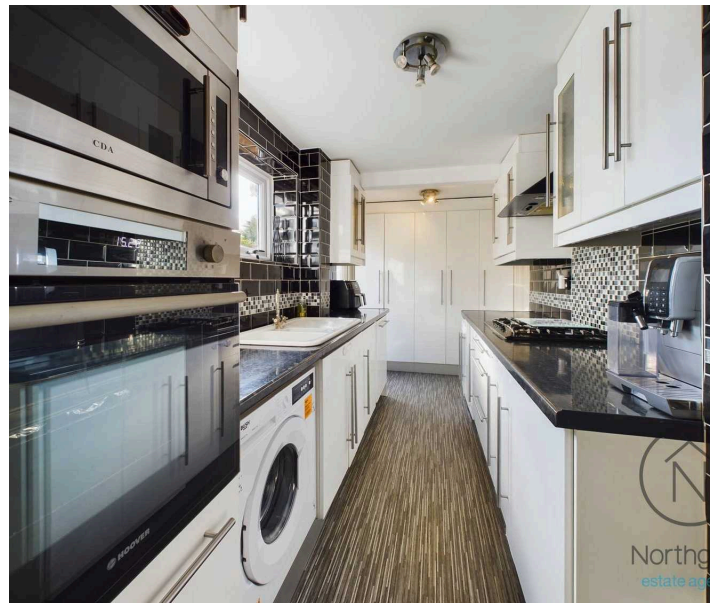
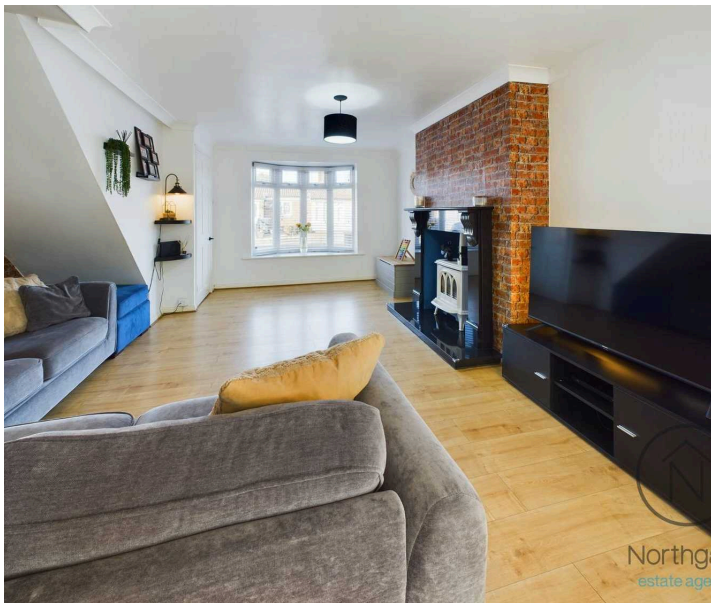
GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

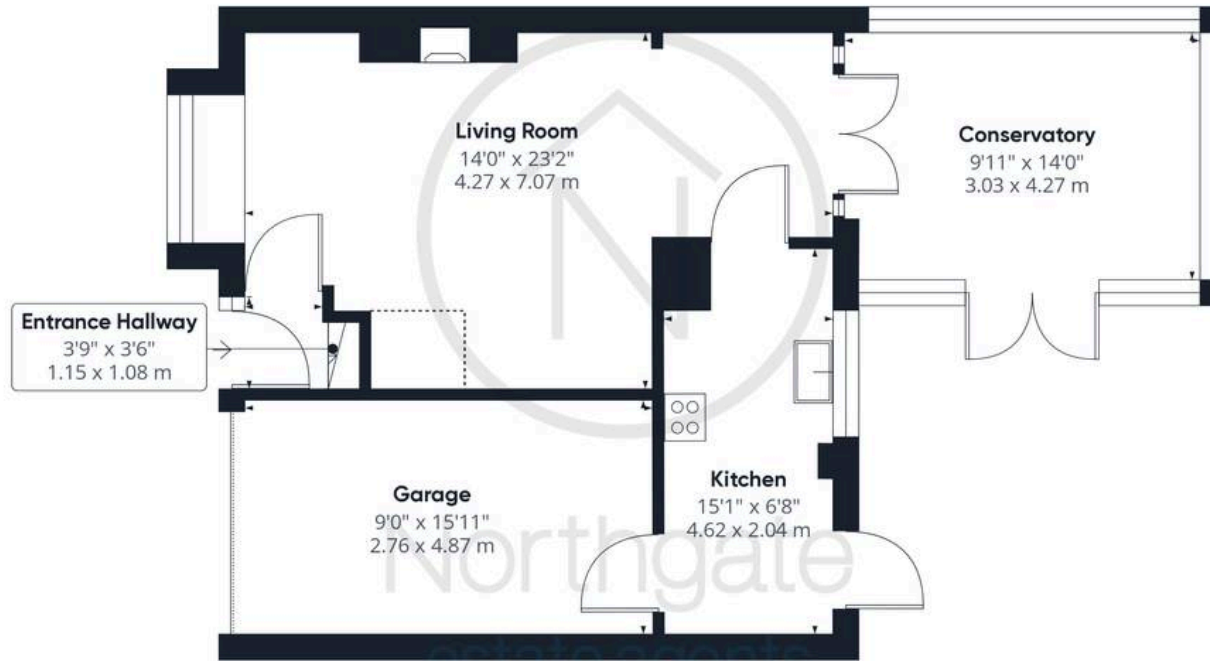








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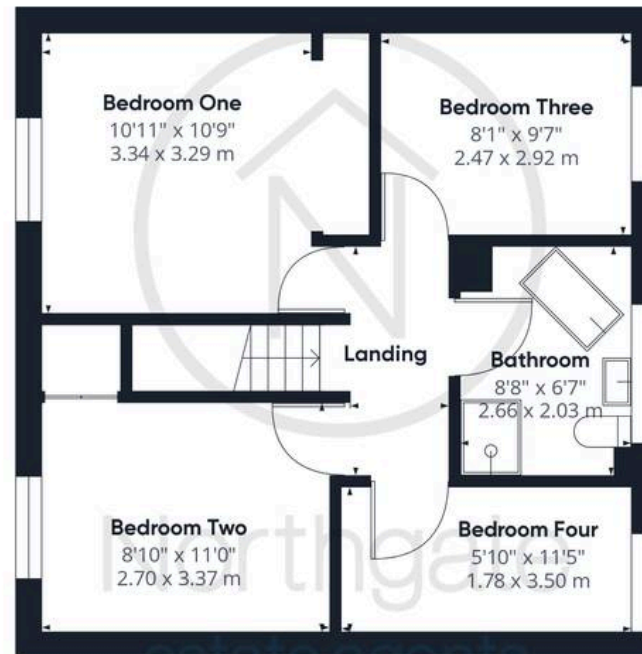
Ground Floor

Approximate total area⁽¹⁾

1158.51 ft²
107.63 m²

Reduced headroom

110.33 ft²
0.95 m²



Floor 1

(1) Excluding balconies and terraces

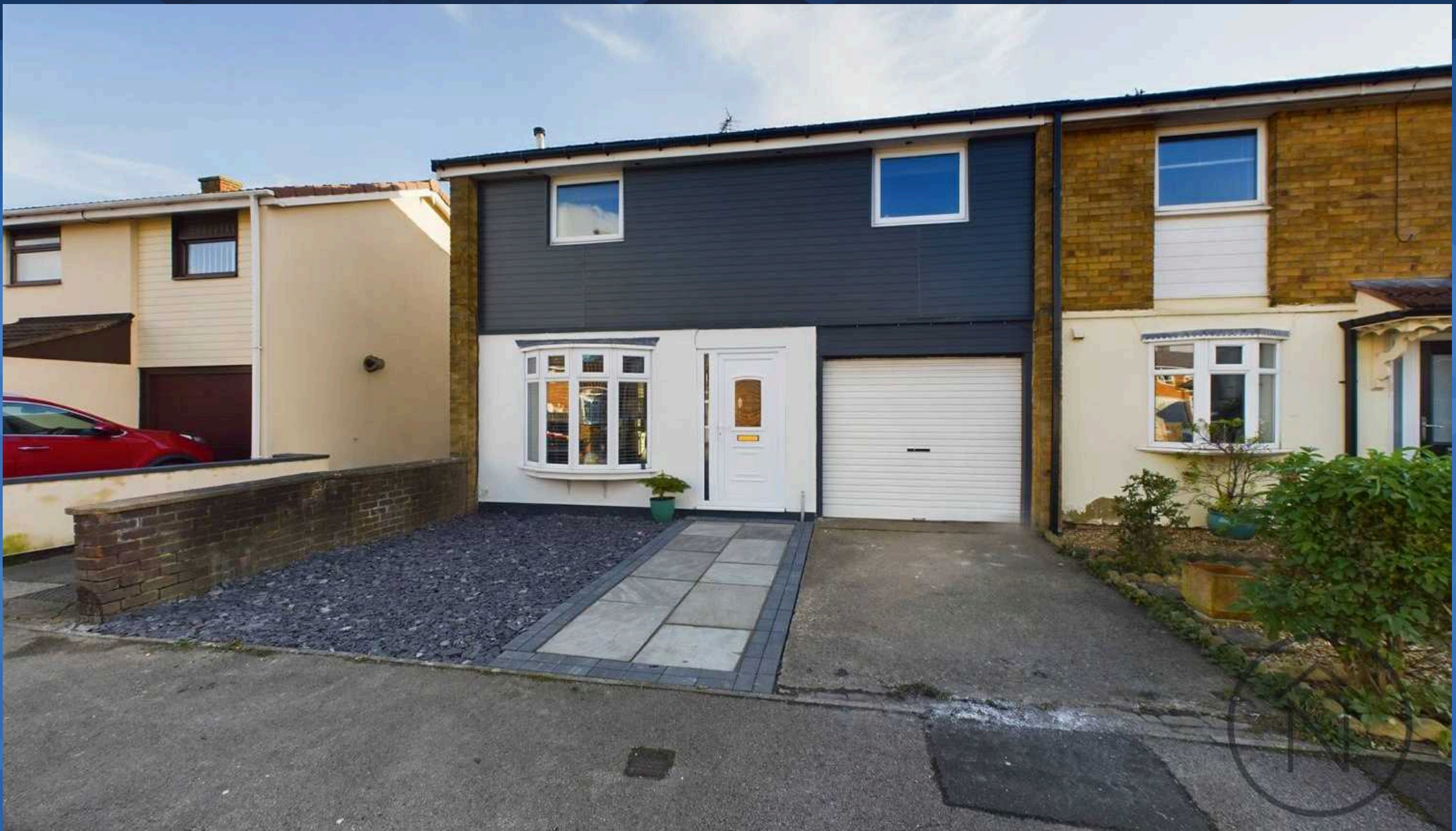
Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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