



Sharp Road, Newton Aycliffe

Newton Aycliffe



In Excess of £110,000



12 Sharp Road

Newton Aycliffe, Newton Aycliffe

This charming three-bedroom mid-terrace property offers comfortable living with a spacious lounge, separate dining room, and a well-equipped kitchen. The home features a modern shower room and a separate W.C., along with gas central heating and double glazing throughout.

Externally, you'll find well-maintained gardens at both the front and rear, perfect for outdoor relaxation. Conveniently located close to local amenities, this property provides easy access to shops, schools, and transport links, making it an ideal choice for families and first-time buyers alike. With the added benefit of no onward chain.

Book your viewing today and don't miss out on this great opportunity!

Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Mid Terrace Home
- Lounge, Dining Room, Kitchen
- Shower Room, Separate W.C.
- Gas Central Heating & Double Glazing
- Gardens Front & Rear
- Energy efficiency rating: TBC



Hallway:

2'8" x 4'3" (0.84m x 1.30m)

Living Room:

15'9" x 10'1" (4.82m x 3.08m)

Dining Room:

9'9" x 9'8" (2.99m x 2.96m)

Kitchen:

5'5" x 12'11" (1.66m x 3.95m)

First Floor:

Landing: 2'8" x 8'9" (0.82m x 2.68m)

Bedroom One:

9'3" x 13'9" (2.84m x 4.21m)

Bedroom Two:

9'10" x 9'9" (3.01m x 2.98m)

Bedroom Three:

6'1" x 10'9" (1.87m x 3.30m)

WC:

2'5" x 4'10" (0.75m x 1.49m)

Shower Room:

5'6" x 6'11" (1.68m x 2.11m)





GARDEN

ON STREET

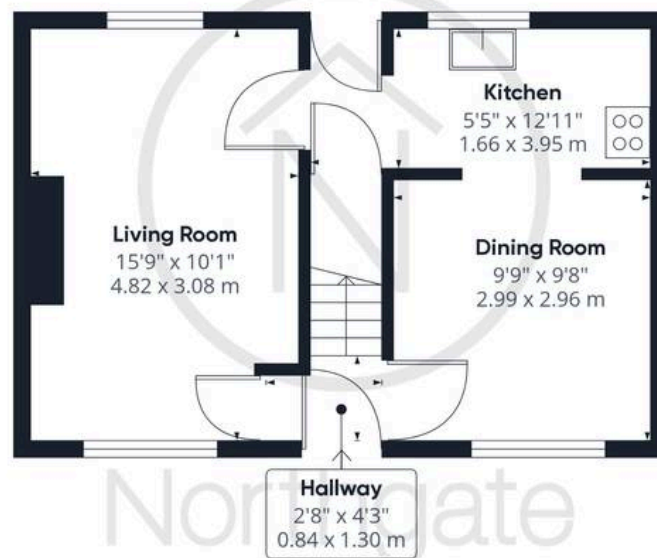








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Ground Floor

Approximate total area⁽¹⁾

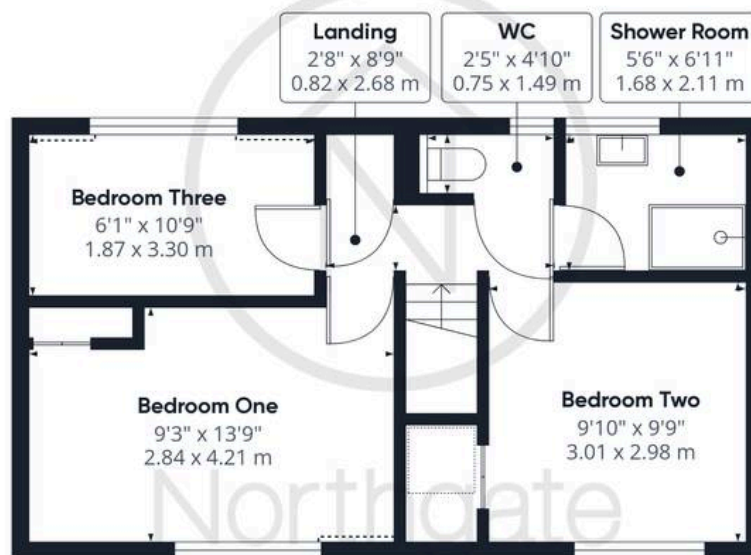
733.56 ft²

68.15 m²

Reduced headroom

43.27 ft²

0.37 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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