



28 Emerson Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £100,000



28 Emerson Way

Newton Aycliffe, Newton Aycliffe

This well-located two-bedroom home, close to the town centre, is ideal for those seeking both convenience and ample living space. With generously sized rooms and a functional layout, this property suits homebuyers and investors alike.

Key Features:

- **Bedrooms:** Two spacious double bedrooms, perfect for comfort and flexibility
- **Living Spaces:**
 - **Lounge:** Large, inviting lounge, ideal for relaxation and entertaining
 - **Utility Room/Dining Room:** Convenient utility room for extra storage and household needs
 - **Kitchen**
- **Bathroom:** Family bathroom with essential fixtures
- **Externally:** Front and rear gardens, providing private outdoor spaces for leisure and gardening
- **No Onward Chain:** Offers a smooth, efficient transaction process, perfect for quick movers

This property combines a prime location with spacious interiors, making it an attractive option for both homeowners and investors. Don't miss the opportunity to make this versatile home yours!

Council Tax band: A

Tenure: Freehold



Entrance Hall

3'5" x 7'6" (1.04 x 2.31 m)

Lounge

17'8" x 11'8" (5.30 x 3.58 m)

Kitchen

20'5" x 5'11" (6.24 x 1.80 m)

Storage/Utility room

6'4 x 7'2 (1.95 x 2.20m)

Rear Hallway

4'11" x 7'2" (1.50 x 2.20 m)

Bedroom 1

11'9" x 10'3" (3.56 x 3.14 m)

Bedroom 2

8'8" x 11'1" (2.66 x 3.35 m)

Bathroom

8'7" x 5'10" (2.63 x 1.80 m)

Landing

5'7" x 5'9" (1.72 x 1.77 m)

Loft

20'7" x 5'6" (6.28 x 1.70 m?)



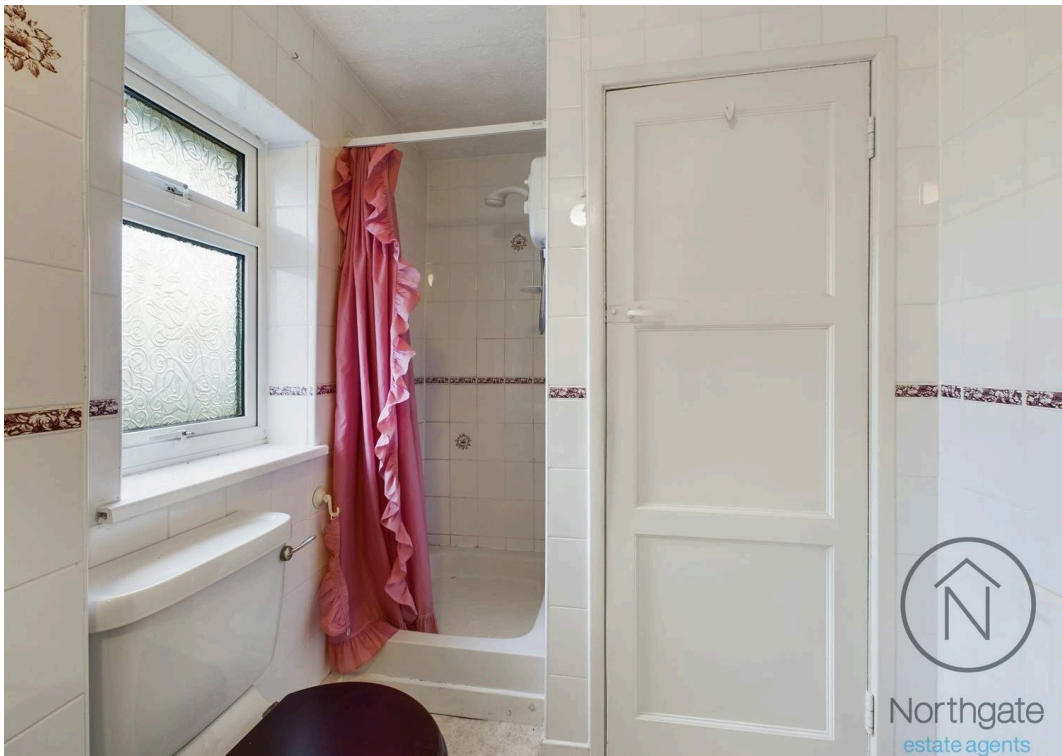


Front Garden

Rear Garden

- Two Bedroom Terraced Property **No Onward Chain**
- Lounge / Kitchen
- Two Double Bedrooms
- Front & Rear Gardens
- Energy Performance Certificate: TBC







Northgate
estate agents



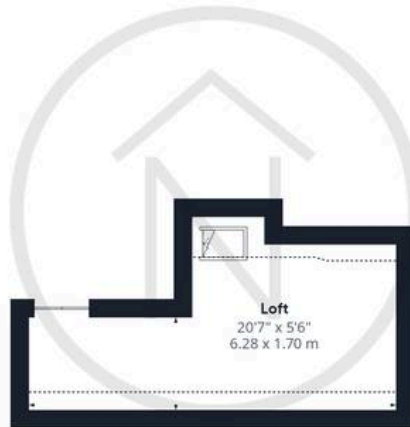
Northgate
estate agents

Ground Floor



Northgate
estate agents

Floor 1



Northgate
estate agents

Floor 2

Approximate total area⁽¹⁾

934.97 ft²

86.86 m²

Reduced headroom

42.61 ft²

3.96 m²

(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