



Guthrum Place, Newton Aycliffe  
Newton Aycliffe



In Excess of £75,000



## 81 Guthrum Place

Newton Aycliffe, Newton Aycliffe

### Offered for Sale with No Onward Chain

This well-presented **3-bedroom property** is ideal for first-time buyers or investors. The home boasts a range of modern features, including a convenient **ground floor WC**.

The property benefits from **gas central heating** and **uPVC double glazing**, ensuring year-round comfort and energy efficiency. The interior offers a spacious layout, including a **bright and airy lounge/diner**, a **well-proportioned kitchen** with ample storage and workspace, and **three generously sized bedrooms** on the upper floor.

Externally, the property includes a **front garden**, perfect for relaxing or entertaining. Conveniently situated close to local amenities, schools, and transport links.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this property is a fantastic opportunity not to be missed.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Property \*\*No Chain\*\*
- Downstairs Wc
- Spacious Lounge / Diner
- Kitchen
- Energy Performance Certificate: TBC



#### Kitchen

8'4 x 10'5 (2.56 x 3.20m)

#### Lounge/Diner

17'6 x 10'10 (5.34 x 3.31m)

#### Hallway

5'8 x 16'0 (1.74 x 4.90m)

#### Wc

2'8 x 5'9 (0.83 x 1.76m)

#### Landing

5'9 x 13'7 (1.75 x 4.16m)

#### Storage Cupboard

2'8 x 7'7 (0.83 x 2.33m)

#### Bedroom 1

18'8 x 10'7 (4.49 x 3.24m)

#### Bedroom 2

10'7 x 10'6 (3.24 x 3.22m)

#### Bathroom

#### Bedroom 3

11'6 x 5'11 (3.51 x 1.81m)





## FRONT GARDEN

Patio / Decked Patio area









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Ground Floor



Floor 1

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

900.27 ft<sup>2</sup>

83.64 m<sup>2</sup>

**Reduced headroom**

14.66 ft<sup>2</sup>

1.36 m<sup>2</sup>

(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



## Northgate - County Durham

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