



Elstob Close, Newton Aycliffe

Newton Aycliffe



Guide Price £80,000



9 Elstob Close

Newton Aycliffe, Newton Aycliffe

CHAIN FREE - This three-bedroom semi-detached house is perfectly located near schools, shops and amenities. The property is perfect for first time buyers and Investors as it is in need of modernisation, with spacious interior features well-sized rooms and a seamless layout, ideal for comfortable living. The property also benefits from having solar panels, enhancing its energy efficiency.

The ground floor comprises a bright and welcoming living room, a separate dining area perfect for entertaining, and a kitchen, downstairs Wc, storage room. Upstairs, the property boasts three generously sized bedrooms and a bathroom, ensuring plenty of space for a growing family or guests.

With potential for extension (subject to planning approval) and a garage for added practicality, this property invites buyers to customise their space to suit their needs. The private garden offers a peaceful retreat, ideal for outdoor activities or relaxation.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (Iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of



Entry

6'6" x 2'3" (2.01 x 0.70m)

Hallway

5'5" x 9'11" (1.66 x 3.03m)

Lounge

16'10" x 9'10" (5.14m x 3.01m)

Dining Room

10'7" x 10'7" (3.07m x 3.24m)

Kitchen

9'6" x 10'6" (2.90m x 3.20m)

Wc

2'9" x 4'7" (0.86m x 1.40m)

Storage

5'7" x 8'2" (1.72m x 2.50m)

Landing

5'3" x 10'6" (1.61 x 3.22m) 7'0" x 3'8" (2.16 x 1.13m)

Bedroom 1

12'8" x 9'9" (3.87m x 2.98m)

Bedroom 2

10'0" x 10'7" (3.06m x 3.24m)

Bedroom 3

7'10" x 9'8" (2.41m x 2.96m)

Bathroom

4'4" x 6'9" (1.34m x 2.1m)

Wc

2'5" x 4'8" (0.74m x 1.43m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
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Approximate total area⁽¹⁾

1135.38 ft²

105.48 m²

(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.

GIRAFFE360



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