



55 St. Godrics Road, Newton Aycliffe
Newton Aycliffe



In Excess of £140,000



55 St. Godrics Road

Newton Aycliffe, Newton Aycliffe

Located in a sought-after area close to shops, schools, and bus routes, this **3-bedroom end-of-terrace house** is an ideal choice for families seeking a spacious and versatile home. The property benefits from a **garage and private driveway**, offering convenient parking and the potential for extension (subject to planning permissions). At the rear, a **substantial garden** provides plenty of space for relaxation, entertaining, and family activities.

The interior includes a **modern fitted kitchen** with a practical layout, a **spacious lounge**, and a **separate dining room**, providing ample room for everyday living and hosting. Upstairs, there are **three well-proportioned bedrooms**, while the **family bathroom** is thoughtfully designed and includes a separate shower cubicle for added convenience.

Externally the **generous rear garden** offers a peaceful outdoor retreat, perfect for gardening, al fresco dining, or a safe play area for children. A **patio area** completes the space, making it ideal for summer barbecues or unwinding in the evenings.

With its blend of indoor comfort and outdoor potential, this property is a fantastic opportunity for modern family living in a convenient and desirable location.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom End Terrace with Garage & Drive
- Substantial Sized Garden
- Modern Fitted Kitchen
- Spacious Lounge & Separate Dining Room
- Family Bathroom with Separate Shower Cubicle
- Energy Efficiency Rating: TBC



Hallway

10'10" x 6'10" (3.30m x 2.11m)

Lounge

18'11" x 10'5" (5.79m x 3.18m)

Dining Room

8'1" x 10'4" (2.47m x 3.15m)

Kitchen

16'2" x 7'0" (4.94m x 2.13m)

Utility

4'8" x 9'6" (1.43m x 2.90m)

Landing

8'2" x 7'2" (2.51m x 2.20m)

Bedroom 1

14'3" x 10'5" (4.36m x 3.18m)

Bedroom 2

11'1" x 10'5" (3.39m x 3.19m)

Bedroom 3

6'10" x 7'1" (2.10m x 2.17m)

Bathroom

7'3" x 7'2" (2.23m x 2.19m)

Garage

10'0" x 19'10" (3.06m x 6.05m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

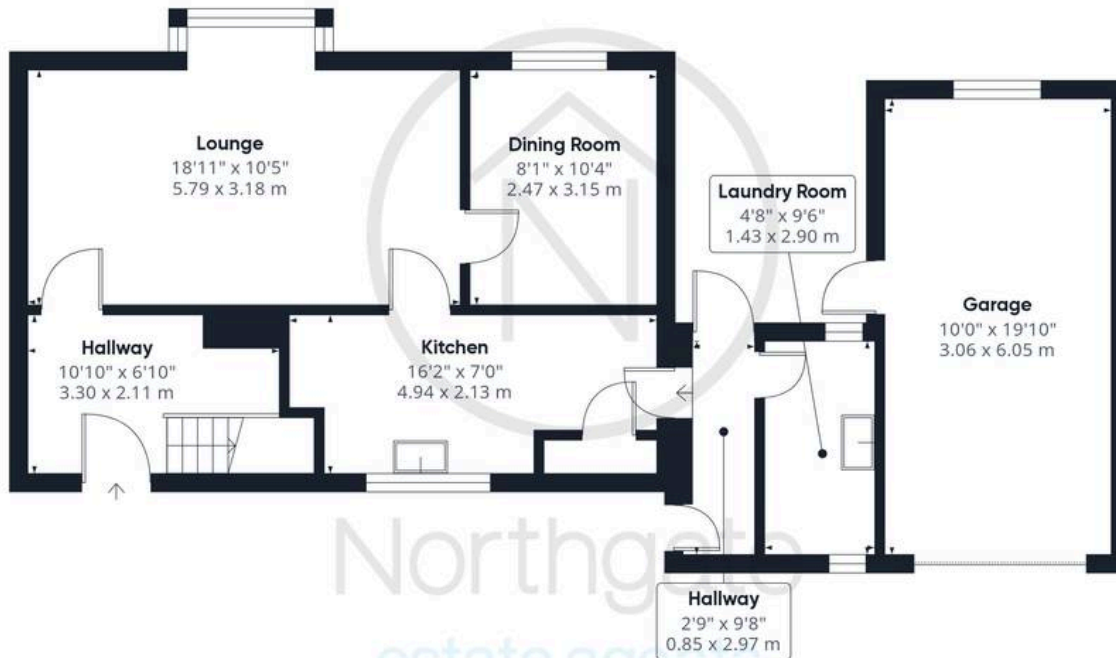








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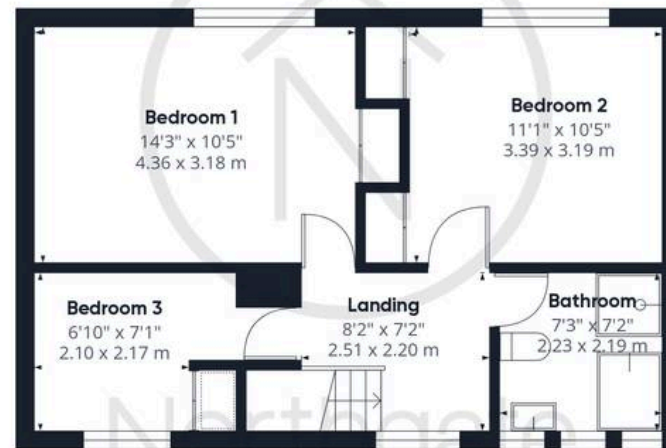


Ground Floor

Approximate total area⁽¹⁾

1199.21 ft²

111.41 m²



Floor 1

(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.

GIRAFFE 360



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