



15 Emerson Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £120,000



15 Emerson Way

Newton Aycliffe, Newton Aycliffe

We are delighted to present this well-maintained two-bedroom mid-terraced house, offering a warm and inviting atmosphere. Perfect for first-time buyers, small families, or savvy investors, this home effortlessly combines modern comfort with a highly convenient location.

Upon entering, you are welcomed into a hallway leading to the spacious lounge, an ideal space for both relaxation and entertaining. To the rear, the modern fitted kitchen provides a stylish and practical setting.

Upstairs, the property features two generously sized bedrooms, each designed to offer a peaceful retreat at the end of the day. The contemporary bathroom is finished to a high standard, seamlessly blending elegance with functionality.

Externally, Garden to the front. The large rear garden serves as a private outdoor sanctuary, ideal for al fresco dining, summer barbecues, or simply unwinding in the fresh air. With its expansive layout, it also presents an excellent opportunity for gardening enthusiasts to create their own green oasis.

Council Tax band: A

Tenure: Freehold

- Two Bed Mid Terraced
- Spacious Lounge
- Modern Fitted Kitchen
- Large Rear Garden
- Energy Performance Certificate: D



Hallway

3'3" x 9'7" (1.00 x 2.93 m)

Lounge

15'8" x 11'9" (4.78 x 3.58 m)

Kitchen

17'1" x 5'9" (5.23 x 1.78 m)

Storage Area

7'6" x 5'0" (2.30 x 1.52 m) 4'10" x 2'3" (1.49 x 0.70 m)

Landing

8'1" x 2'9" (2.49 x 0.86 m)

Bedroom 1

11'9" x 10'4" (3.60 x 3.15 m)

Bedroom 2

9'0" x 11'11" (2.75 x 3.65 m)

Bathroom

6'9" x 5'9" (2.07 x 1.17 m)

Wc

5'1" x 2'9" (1.56 x 0.84 m)





FRONT GARDEN

REAR GARDEN

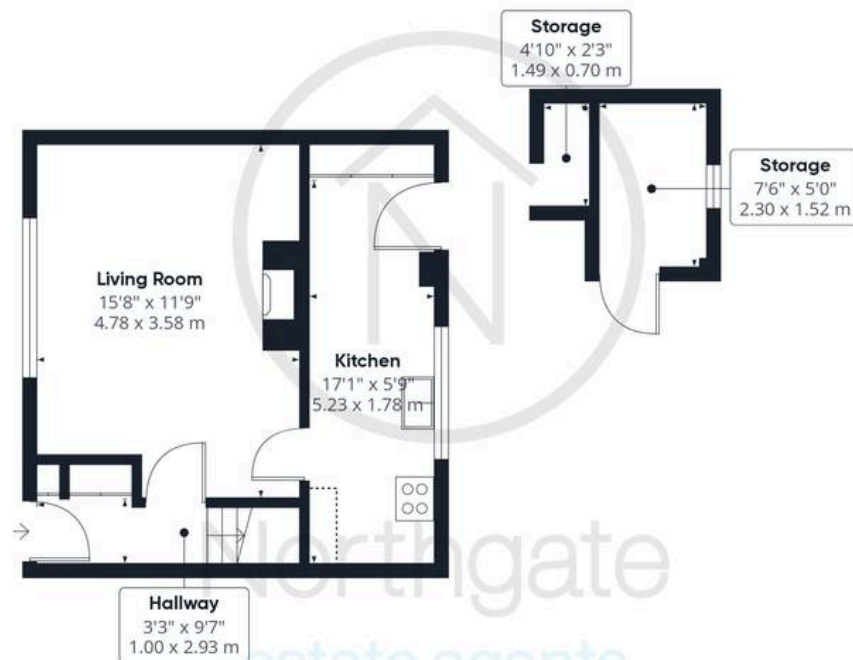


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

704.59 ft²

65.46 m²

Reduced headroom

3.71 ft²

0.34 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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