



228 Broomlee Close, Newton Aycliffe  
Newton Aycliffe



In Excess of £70,000



## 228 Broomlee Close

Newton Aycliffe, Newton Aycliffe

**Three-Bedroom Semi-Detached Home** situated in the Greenfield area of **Newton Aycliffe**, this **three-bedroom semi-detached home** offers a fantastic opportunity for buyers looking to add their own personal touch. With **easy access to schools, shops, and local amenities**, the property is ideally positioned for families, first-time buyers, or investors seeking a project.

Upon entering, you are welcomed by a **spacious entrance hall** leading to a **ground-floor WC**, a generous **lounge**, and a well-proportioned **kitchen/diner**, providing an excellent space for family living and entertaining.

Upstairs, the **first-floor landing** gives access to **three well-sized bedrooms**, offering flexibility for a growing family, a home office, or guest accommodation. The bathroom has been converted into a **wet room**, complete with a wash hand basin and WC.

Externally, the property benefits from a **low-maintenance front garden**, adding to its appeal.

With **refurbishment required**, this home presents a **unique opportunity** to create a stylish and modern living space tailored to your taste. Whether you're a **first-time buyer, investor, or homeowner looking for a project**, this property has fantastic potential.

Council Tax band: A

Tenure: Leasehold

- 3 Bed Semi Detached \*\* No Chain\*\*
- Ground Floor Wc
- Popular Horndale Location
- Spacious Lounge/ Kitchen Diner
- Requires Refurbishment



**Entrance Hall**

5'10" x 14'7" (1.79 x 4.46 m)

**Wc**

5'9" x 2'6" (1.76 x 0.77 m)

**Kitchen/Diner**

10'1" x 14'8" (3.08 x 4.47 m)

**Lounge**

16'3" x 10'1" (4.95 x 3.08 m)

**Landing**

5'8" x 11'8" (1.74 x 3.57 m)

**Bedroom 1**

13'5" x 9'9" (4.09 x 2.98 m)

**Bedroom 2**

10'2" x 9'0" (3.11 x 2.76 m)

**Bedroom 3**

10'0" x 6'5" (3.07 x 1.97 m)

**Bathroom**

5'9" x 6'2" (1.76 x 1.90 m)



FRONT GARDEN







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Ground Floor

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

840.65 ft<sup>2</sup>  
78.1 m<sup>2</sup>

**Reduced headroom**

16.66 ft<sup>2</sup>  
1.55 m<sup>2</sup>



Floor 1

(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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