



Westfields, School Aycliffe

Newton Aycliffe



Offers Invited Between £220,000 to £230,000



## Westfields

### School Aycliffe, Newton Aycliffe

Tucked away in the highly desirable area of School Aycliffe, this exquisitely refurbished two-bedroom bungalow.

The entrance hall boasts a fixed staircase leading to a loft space, complete with a window overlooking the rear garden and additional storage space at the front.

A spacious and stylish living room with contemporary feature wall, adorned with vertical wooden slats, serves as the focal point, housing a sleek, modern fireplace that adds both warmth and elegance to the space. The newly fitted modern kitchen features integrated appliances and generous worktop space. The recently fitted bathroom suite exudes luxury, with a shower over the bath, ideal for unwinding after a long day.

Outside, this property truly impresses with its ample parking facilities, including a double driveway and a convenient gravelled area. Additionally, a garage and storage room provide plenty of space for storage and further expansion. The rear garden, with a raised decking area overlooking a variety of shrubs, trees, and a charming pond, add a touch of tranquillity to the outdoor space, complemented by the greenhouse. Whether you're looking to relax in the sun or entertain guests, this property offers the perfect setting for outdoor enjoyment. For further details are an appointment to do please get in contact with Property consultant Claire Hutchinson 01325 728332



**Hallway:**

4'7" x 14'3" (1.41 x 4.37 m)

**Living Room:**

14'8" x 12'9" (4.48 x 3.89 m)

**Kitchen:**

9'9" x 10'11" (2.99 x 3.34 m)

**Dining Room:**

9'5" x 10'9" (2.85 x 3.21 m)

**Bedroom 1:**

11'10" x 9'11" (3.62 x 3.02 m)

**Bedroom 2:**

11'10" x 9'9" (3.63 x 2.98 m)

**Bathroom:**

7'10" x 5'5" (2.40 x 1.66 m)

**Loft Space:**

10'3" x 11'3" (3.15 x 3.44 m)

**Loft Storage Area:**

7'1" x 13'1" (2.71 x 3.99 m)

**Garage:**

8'9" x 16'9" (2.69 x 5.13 m)

**Storage Room:**

8'8" x 9'8" (2.65 x 2.96 m)

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Council Tax band: C

Energy performance rating: D

Tenure: Freehold



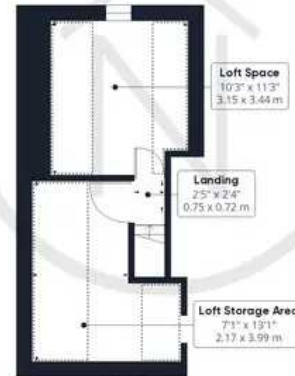




Northgate  
estate agents



Ground Floor



Floor 1

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

1239.36 ft<sup>2</sup>

115.14 m<sup>2</sup>

Reduced headroom

137.08 ft<sup>2</sup>

12.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Northgate - County Durham

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