



Vane Road, Newton Aycliffe  
Newton Aycliffe



In Excess of £155,000





## 2 Vane Road

Newton Aycliffe, Newton Aycliffe

Nestled in a popular and well-established area of Newton Aycliffe, this impressive four-bedroom end-terrace home offers the perfect blend of comfort and convenience.

Upon entering, you're greeted by a bright and inviting entrance hall that leads to a generously sized lounge, ideal for relaxing or entertaining.

The modern kitchen is equipped with a range of base and eye-level units, offering plenty of storage space. The garage has been partially converted but could easily be reverted to its original use.

The first-floor landing provides access to four well-proportioned bedrooms, making this an ideal family home, along with a contemporary family bathroom.

Externally, the property boasts low-maintenance gardens at both the front and rear. The rear garden features a delightful patio area, perfect for outdoor dining and entertaining. At the front, a private driveway provides off-road parking.

Additional benefits include gas central heating and double-glazed windows throughout, ensuring year-round comfort.

This is a fantastic opportunity for families or investors looking for a well-located and spacious home.

Council Tax band: A

Tenure: Freehold





#### Hallway

3'8" x 3'9" (1.13 x 1.14 m)

#### Lounge

15'9" x 13'10" (4.81 x 4.22 m)

#### Kitchen

6'10" x 18'1" (2.11 x 5.54 m)

#### Garage/ Dining room

16'4" x 8'11" (5.00 x 2.73 m)

#### Landing

3'10" x 8'9" (1.18 x 2.66 m)

#### Bedroom 1

10'8" x 11'0" (3.26 x 3.37 m)

#### Bedroom 2

11'0" x 8'10" (3.35 x 2.71 m)

#### Bedroom 3

9'8" x 7'11" (2.95 x 2.43 m)

#### Bedroom 4

11'6" x 5'11" (3.52 x 1.82 m)

#### Bathroom

6'6" x 8'6" (2.00 x 2.60 m)







**FRONT GARDEN**

**REAR GARDEN**

**Driveway**

1 Parking Space

**Garage**

Single Garage

- Spacious 4 bedroom end-terrace in popular Newton Aycliffe Location
- Driveway and integral garage offering off-road parking.
- Low Maintenance rear garden with patio area
- Spacious Bedrooms, Modern Family Bathroom
- Energy Performance Certificate: TBC

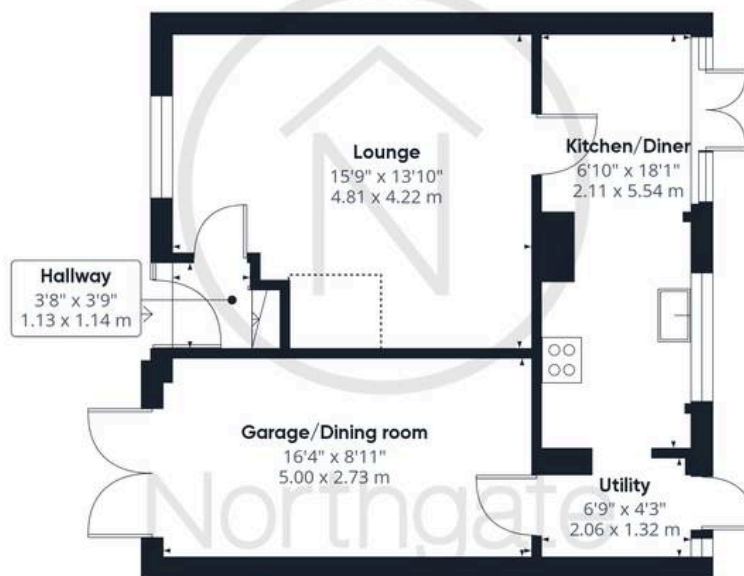






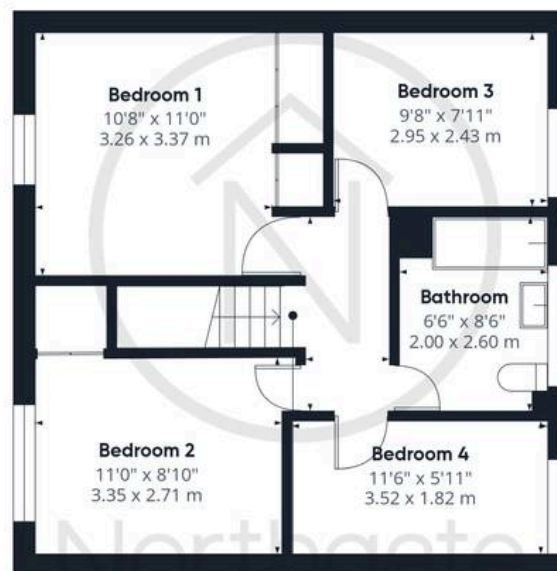


Northgate  
estate agents



Northgate  
estate agents

Ground Floor



**Landing**  
3'10" x 8'8"  
1.18 x 2.66 m

Northgate  
estate agents

Floor 1

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

999.31 ft<sup>2</sup>

92.84 m<sup>2</sup>

**Reduced headroom**

12.06 ft<sup>2</sup>

1.12 m<sup>2</sup>

(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.

GIRAFFE 360





## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.