



16 Belford Way, Newton Aycliffe  
Newton Aycliffe



In Excess of £165,000





## 16 Belford Way

Newton Aycliffe, Newton Aycliffe

Charming 2-Bedroom Semi-Detached Bungalow in Greenfield Estate

Nestled within the popular Greenfield Estate, this 2-bedroom semi-detached bungalow offers a wonderful opportunity for comfortable and convenient living. With a single detached garage and ample off-street parking, this property provides both practicality and security. Inside, the home features a well-appointed shower room for added comfort. The spacious lounge seamlessly connects to a modern fitted kitchen, which leads into the conservatory—a perfect space for relaxation or entertaining guests.

Externally: To the front, the property benefits from an extensive driveway leading to a single detached garage. The rear garden is mostly laid to lawn, complemented by a patio area, ideal for outdoor enjoyment. This well-located home offers a fantastic blend of comfort and convenience, making it an excellent choice for a variety of buyers.

Council Tax band: B

Tenure: Freehold

- 2 Bed Semi Detached Bungalow with Garage
- Shower room
- Ample off street parking
- Spacious Lounge / Conservatory
- Modern Fitted Kitchen
- Energy Rating: TBC





#### Hallway

3'0" x 11'5" (0.92 x 3.48 m)

#### Lounge

10'6" x 18'4" (3.21 x 5.61 m)

#### Kitchen

8'7" x 8'9" (2.64 x 2.67 m)

#### Conservatory

10'11" x 7'4" (3.35 x 2.26 m)

#### Bathroom

5'3" x 6'1" (1.62 x 1.88 m)

#### Bedroom 1

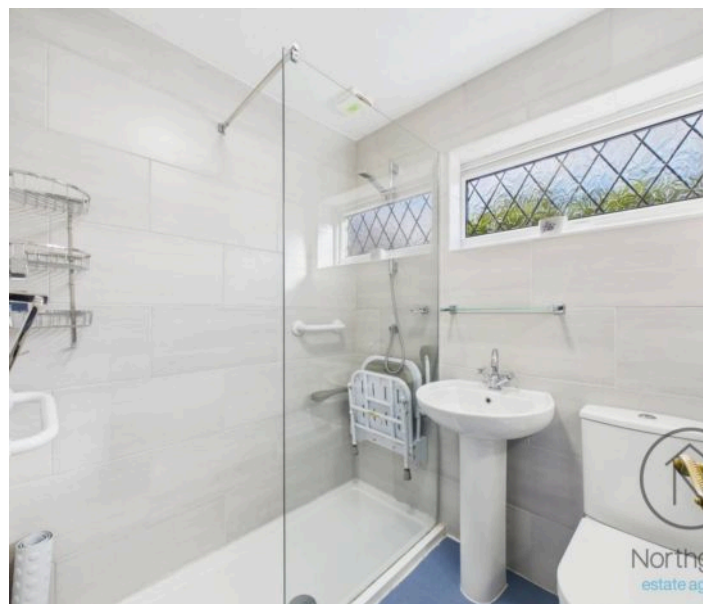
10'6" x 13'10" (3.22 x 4.22 m)

#### Bedroom 2

8'9" x 10'0" (2.67 x 3.06 m)

#### Garage

12'9" x 17'3" (3.88 x 5.28 m)







**FRONT GARDEN**

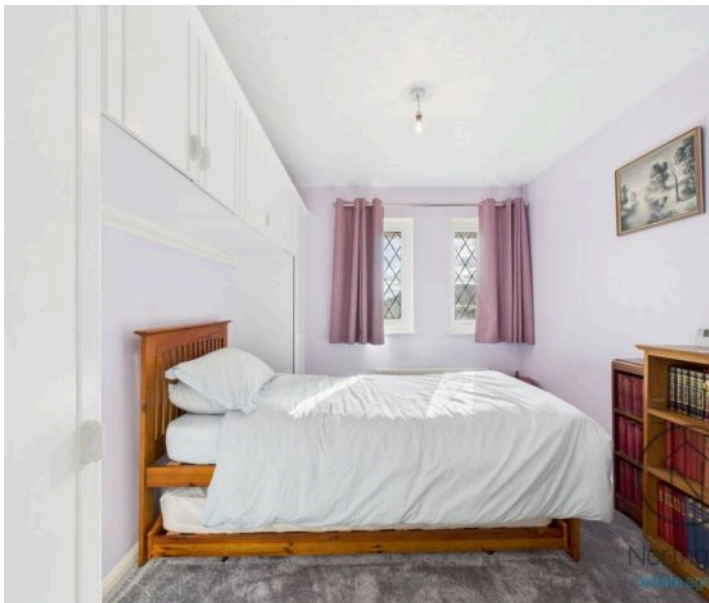
**REAR GARDEN**

**GARAGE**

Single Garage

**OFF STREET**

2 Parking Spaces

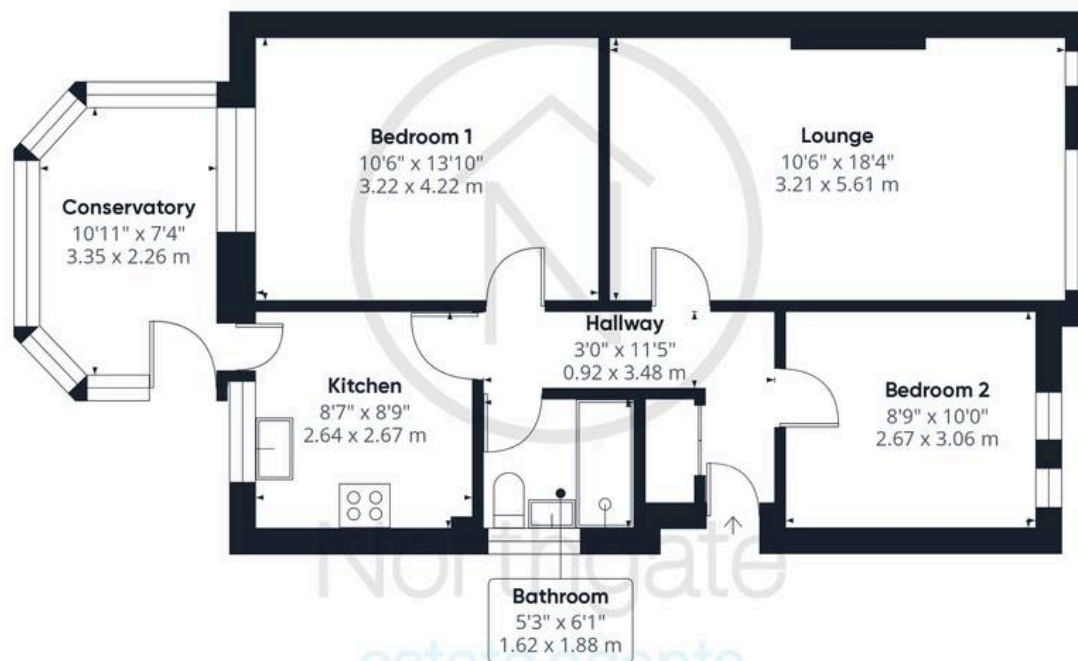








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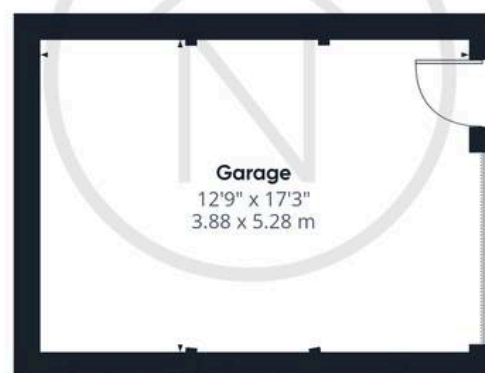


Ground Floor Building 1

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

898.66 ft<sup>2</sup>

83.49 m<sup>2</sup>



Ground Floor Building 2

(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 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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