



81 Beechfield, Newton Aycliffe  
Newton Aycliffe



In Excess of £85,000



## 81 Beechfield

Newton Aycliffe, Newton Aycliffe

This well-maintained 3-bedroom mid-terraced house is a great choice for families or those looking to move up the property ladder.

The ground floor features a modern kitchen with ample storage and counter space, along with a spacious lounge/diner ideal for both relaxing and entertaining. A convenient WC and storage cupboard add to the home's practicality.

Upstairs, you'll find three well-sized bedrooms, offering comfortable living spaces & modern family bathroom.

Externally: resin patio to the rear, provides a great spot for outdoor dining or relaxing, while a handy storage building offers extra space for garden tools or bicycles. This inviting home is a solid choice for those seeking comfort and convenience.

Council Tax band: A

Tenure: Freehold

- Immaculate 3 Bedroom Mid Terrace
- Spacious Lounge/Diner
- Ground Floor WC/ Storage Cupboard
- Spacious Bedrooms
- Energy Performance Certificate: TBC



#### Hallway

8'10" x 10'5" (2.72 x 3.19 m)

#### Kitchen

9'1" x 6'10" (2.78 x 2.10 m)

#### Lounge/Diner

18'7" x 9'9" (5.69 x 2.98 m)

#### WC

5'10" x 2'5" (1.80 x 0.76 m)

#### Understairs Cupboard

9'2" x 3'3" (2.80 x 1.01 m)

#### Landing

8'10" x 8'5" (2.71 x 2.57 m)

#### Bedroom 1

12'3" x 11'8" (3.76 x 3.56 m)

#### Bedroom 2

9'5" x 10'4" (2.89 x 3.17 m)

#### Bedroom 3

9'0" x 7'3" (2.77 x 2.23 m)

#### Bathroom

6'1" x 6'1" (1.87 x 1.86 m)



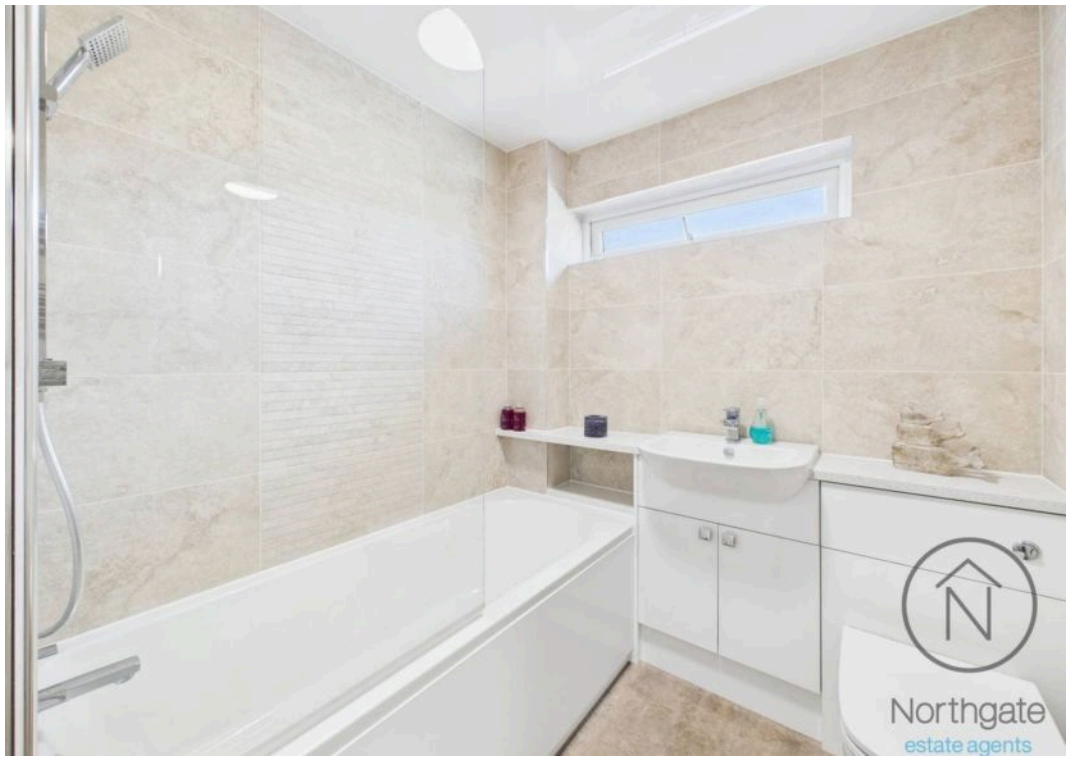


FRONT GARDEN

REAR GARDEN

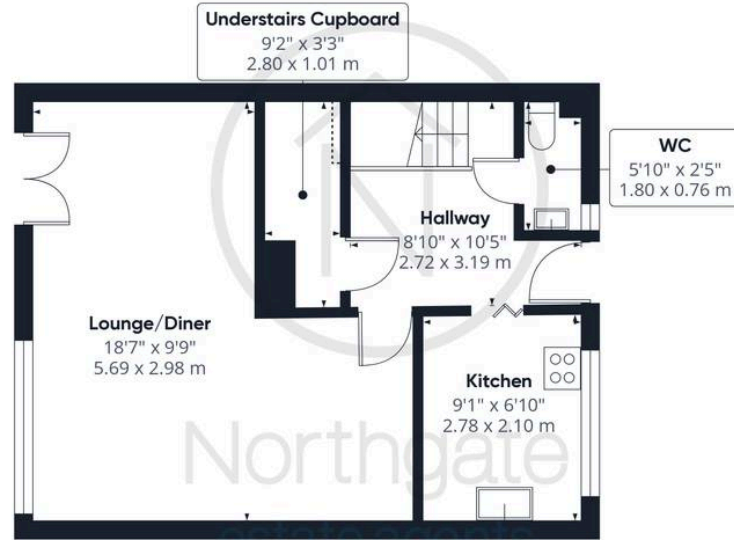
Resin Patio Area / Storage Building











Ground Floor



Floor 1

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

844.53 ft<sup>2</sup>  
78.46 m<sup>2</sup>

**Reduced headroom**

0.84 ft<sup>2</sup>  
0.08 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.

**GIRAFFE360**

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