



1 Gilpin Road, Newton Aycliffe

Newton Aycliffe



In Excess of £140,000



1 Gilpin Road

Newton Aycliffe, Newton Aycliffe

Nestled in the sought-after **Newton Aycliffe**, this stunning **3-bedroom end-of-terrace home** offers modern living with excellent convenience.

Inside, a **spacious hallway** leads to a **beautiful contemporary kitchen** with integrated appliances. The **stylish lounge**, with modern panelling, flows into a **separate dining room**, seamlessly connecting to a **bright conservatory**—a perfect spot to relax and unwind.

Upstairs, three **well-sized bedrooms** provide comfort, with the **master bedroom benefiting from fitted wardrobes**. The **elegant family bathroom** features a separate shower cubicle, adding a touch of luxury.

Externally, the **rear garden is mostly laid to lawn with a patio area**, ideal for outdoor dining, entertaining, or simply enjoying some fresh air. The **front garden** features an **off-street block-paved driveway with ample space for multiple cars**, ensuring both practicality and kerb appeal.

With an **EPC rating of D**, this home effortlessly blends **modern amenities with timeless charm**, making it an ideal choice for families or professionals seeking a stylish and well-located property.

Council Tax band: A

Tenure: Freehold

- Beautiful 3-Bedroom end Terraced With Off Street Parking In popular Newton Aycliffe location
- Modern Kitchen with integrated appliances and a bright conservatory.
- Stylish family bathroom with separate shower cubicle.
- Gardens to Front & Rear
- Spacious Bedrooms



Hallway

10'3" x 5'11" (3.15 x 1.81 m)

Lounge

13'11" x 11'4" (4.26 x 3.46 m)

Dining Room

8'0" x 9'1" (2.46 x 2.78 m)

Kitchen

13'1" x 7'9" (4.01 x 2.39 m)

Storage Room

3'11" x 9'0" (1.21 x 2.76 m)

Rear Hall

2'3" x 5'10" (0.69 x 1.79 m)

Conservatory

11'8" x 9'4" (3.56 x 2.85 m)

Landing

10'8" x 7'6" (3.27 x 2.36 m)

Bedroom 1

11'10" x 9'9" (3.62 x 2.99 m)

Bedroom 2

12'10" x 9'8" (3.93 x 2.96 m)

Bedroom 3

8'6" x 7'8" (2.59 x 2.35 m)

Bathroom

7'6" x 7'7" (2.29 x 2.33 m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

3 Parking Spaces





Northgate
estate agents



Northgate
estate agents



Northgate
estate agents

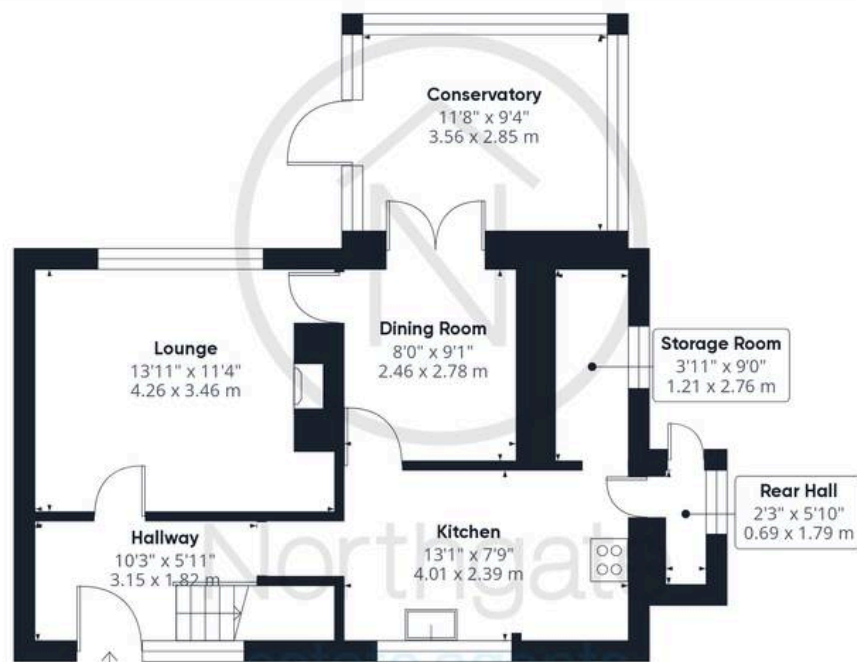


Northgate
estate agents





Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1031.73 ft²

95.85 m²

(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.

GIRAFFE360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • 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.