



The Pasture, Newton Aycliffe

Newton Aycliffe



In Excess of £165,000



The Pasture

Newton Aycliffe, Newton Aycliffe

Located in the sought-after Woodham area of Newton Aycliffe, this Three Bedroom Semi Detached Family Home offers the perfect blend of style and functionality.

Upon entering, you are greeted by an inviting Entrance Hall leading to a spacious Living Room and a modern Kitchen/Dining Room, creating the ideal space for both relaxation and entertaining. Completing the ground floor is a convenient W.C.

Heading upstairs, the property boasts a Master Bedroom with an En-Suite Shower Room, along with two additional well-proportioned bedrooms and a Family Bathroom.

Externally the property features a double allocated parking bay to the front, providing ample parking space, while the Rear Enclosed Garden with lawn, patio area.

With an Energy Rating of B, this property not only offers comfort and style but also efficiency.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Entrance Hall, Ground Floor W/C
- Lounge, Kitchen/Diner
- Master Bedroom with En-suite, Family Bathroom
- Two Allocated Parking Bays
- Energy Performance Certificate: B



Hallway

16'0" x 6'6" (4.90 m x 1.98 m)

W/c

5'1" x 2'7" (1.57 m x 0.79 m)

Lounge

15'11" x 10'2" (4.87 m x 3.11 m)

Kitchen/Diner

9'5" x 17'1" (2.87 m x 5.22 m)

Landing

2'6" x 6'6" (0.78 m x 2.00 m)

Bedroom 1

11'2" x 10'1" (3.42 m x 3.09 m)

En-suite

3'7" x 7'6" (1.10 x 2.30m)

Bedroom 2

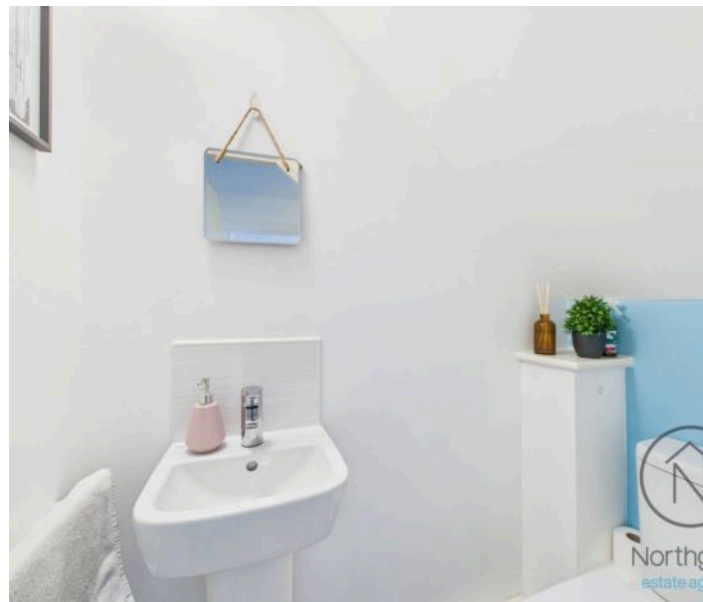
10'7" x 8'9" (3.25 m x 2.68 m)

Bedroom 3

7'5" x 8'1" (2.27 m x 2.47 m)

Bathroom

7'5" x 8'1" (2.27 x 2.47m)

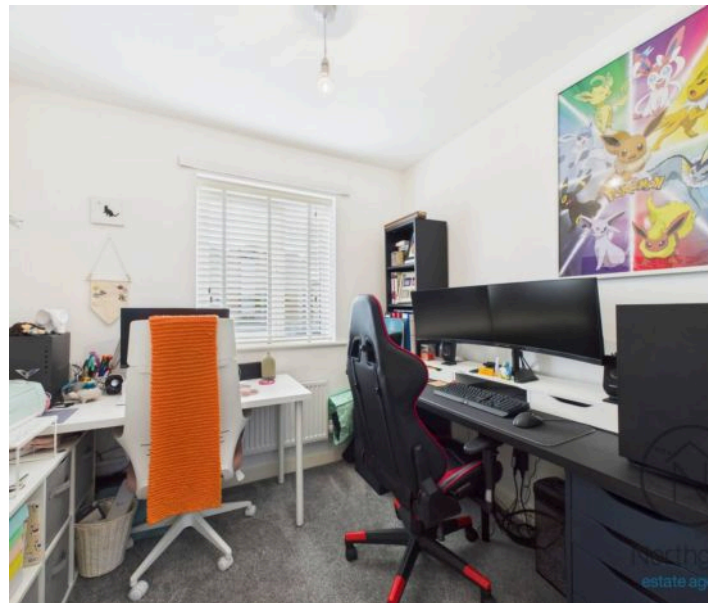
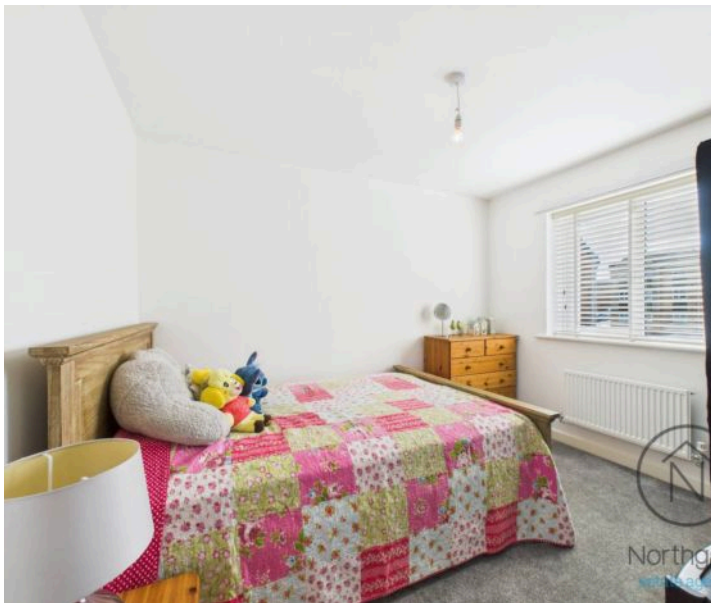


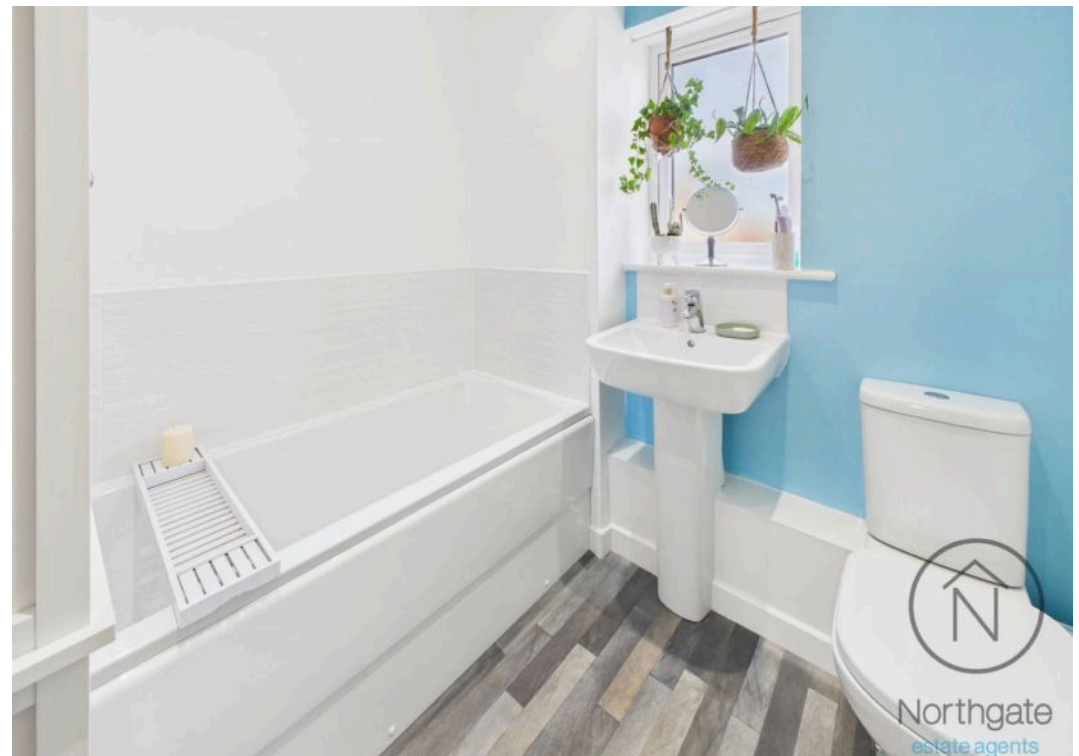


REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces

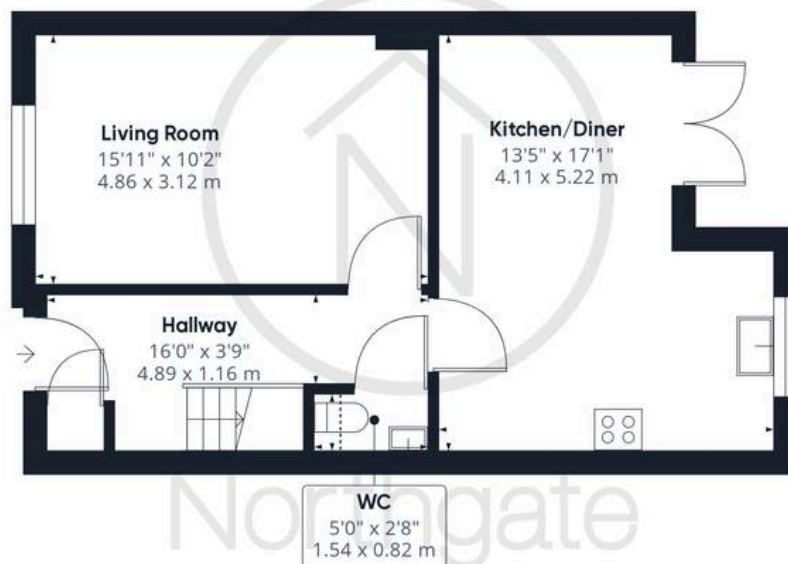








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Approximate total area⁽¹⁾

875.21 ft²

81.31 m²

Reduced headroom

2.8 ft²

0.26 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





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