



33 Sheraton Road, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £190,000





## 33 Sheraton Road

Newton Aycliffe, Newton Aycliffe

For Sale – Well-Presented Three Bedroom Semi-Detached Home in Newton Aycliffe

An excellent opportunity to purchase this beautifully maintained three-bedroom semi-detached property, ideally located close to Newton Aycliffe town centre. Positioned within easy reach of local schools, shops, and public transport links, this home is perfect for families or anyone seeking a well-connected location.

The property offers spacious and versatile living accommodation. The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, conservatory, a convenient downstairs WC, a modern kitchen, and a separate dining room. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property boasts enclosed gardens to both the front and rear, providing ideal outdoor spaces for relaxation or entertaining. There is a generous block-paved driveway offering ample off-street parking, along with a detached garage.

Council Tax band: B

Tenure: Freehold

- Immaculate Three Bed Semi Detached with Garage
- Spacious Lounge/ Separate Dining Room
- Spacious Modern Kitchen
- Ground Floor Wc
- Ample Off Street Parking
- Energy Performance Certificate: TBC





#### Hallway

6'4 x 13'4 (1.94 x 4.07m)

#### Kitchen/Diner

16'1 x 11'5 (4.90 x 3.48m)

#### Hallway

3'9 x 2'10 (1.14 x 0.88m)

#### Wc

2'4 x 4'4 (0.72 x 1.34m)

#### Lounge

10'10 x 12'9 (3.32 x 3.91m)

#### Dining Room

8'9 x 9'10 (2.69 x 3.01m)

#### Conservatory

8'9 x 11'3 (2.69 x 3.44m)

#### Landing

6'4 x 6'11 (1.95 x 2.13m) 5'0 x 2'8 (1.54 x 0.83m)

#### Bedroom 1

10'11 x 11'0 (3.34 x 3.36m)

#### Bedroom 2

8'10 x 13'2 (2.71 x 4.03m)

#### Bedroom 3

7'9 x 9'8 (2.39 x 2.96m)

#### Family Bathroom

9'9 x 6'8 (2.98 x 2.05m)

#### Garage

18'10 x 9'11 (5.76 x 3.04m)







**FRONT GARDEN**

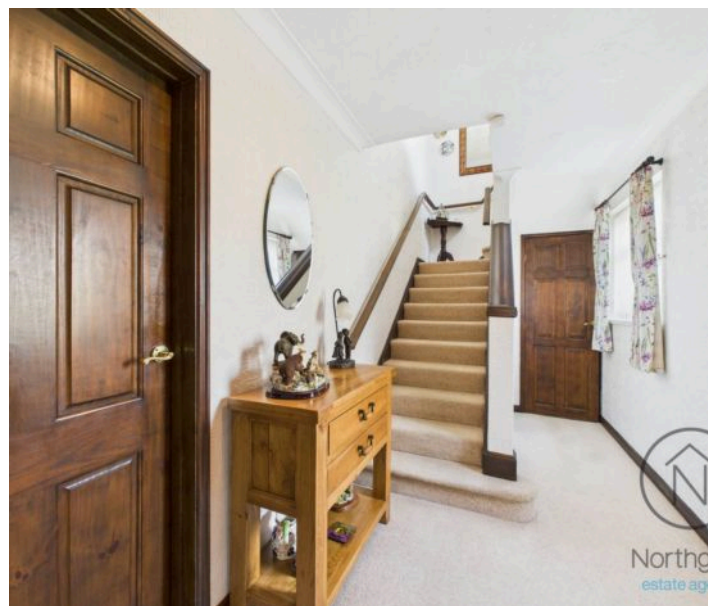
**REAR GARDEN**

**GARAGE**

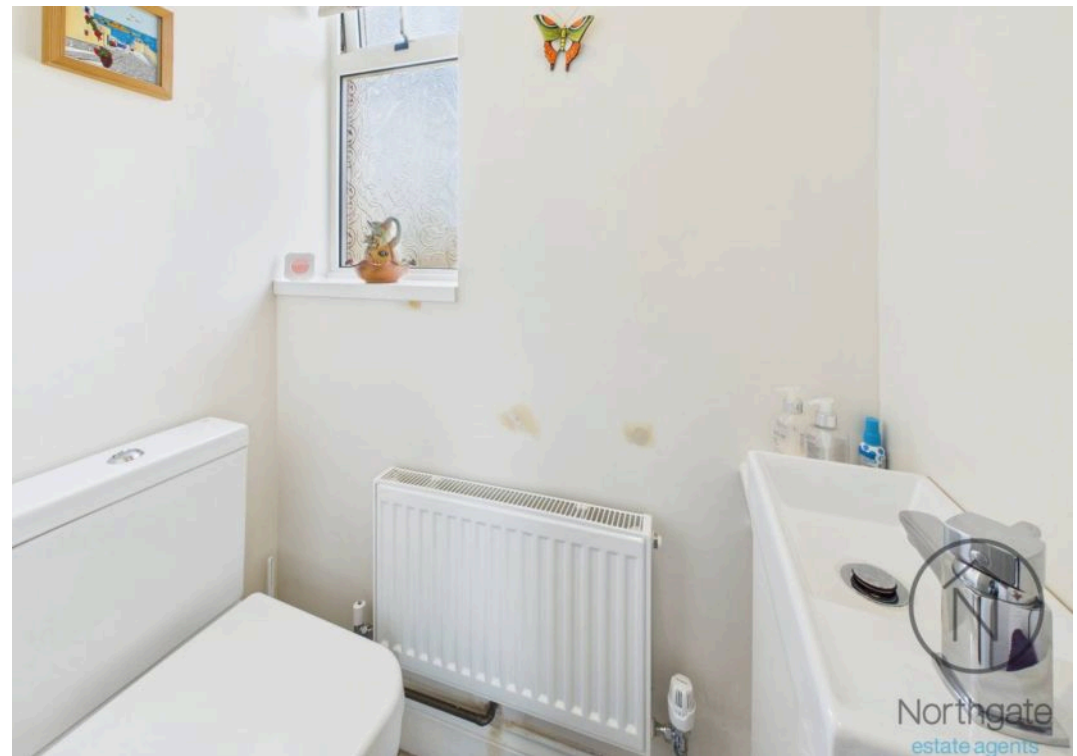
Single Garage

**DRIVEWAY**

3 Parking Spaces





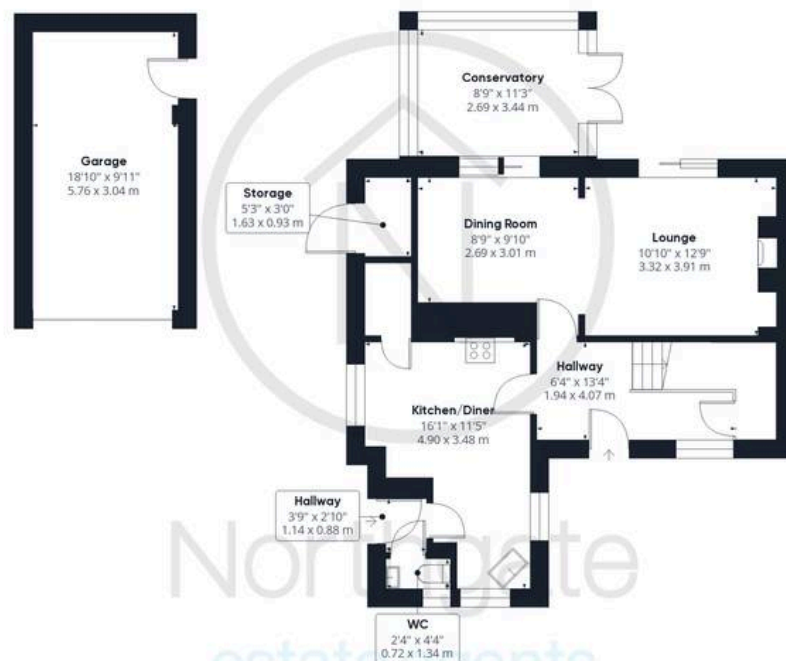








Northgate  
estate agents



Ground Floor



Floor 1

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

1329.44 ft<sup>2</sup>

123.51 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





## 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.