



67 Oakfield, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £120,000





## 67 Oakfield

Newton Aycliffe, Newton Aycliffe

Three bedroom property for sale - end of terrace property nestled in the Simpasture area of Newton Aycliffe. With a well-designed layout offering plenty storage and a convenient location, this home is perfect for those seeking comfort and practicality.

Property Features: Modern Fitted Kitchen, Lounge/diner for versatile living, Inviting hallway and entrance porch. Ground floor WC for added convenience, Light-filled landing leading to three comfortable bedrooms, relaxing bathroom to unwind after a long day

Externally: Low maintenance enclosed paved garden area. The added bonus of a garage ensures that your vehicle and storage needs are taken care of.

Location Advantage: Nestled in the sought-after Simpasture area, you'll enjoy a peaceful ambiance while still having easy access to local amenities, schools, parks, and transportation links. Everything you need is just a stone's throw away.

Council Tax band: A

Tenure: Freehold

- Three Bedroom End Terrace with Garage & Off Street Parking
- New combo boiler and radiators installed July 2024
- Convenient Ground Floor WC
- Open Plan Living/Dining Room
- Large Storage Cupboard Downstairs
- Energy Efficiency Rating: C





#### Porch

3'0" x 5'0" (0.93 x 1.53 m)

#### Lounge/Diner

9'10" x 18'8" (3.02 x 5.70 m)

#### Hallway

10'4" x 2'6" (3.16 x 0.78 m)

#### Kitchen

13'11" x 9'3" (4.24 x 2.83 m)

#### WC

2'4" x 6'0" (0.73 x 1.85 m)

#### Landing

8' 5" x 8' 11" (2.56m x 2.72m)

#### Bedroom 1

11' 5" x 12' 4" (3.48m x 3.76m)

#### Bedroom 2

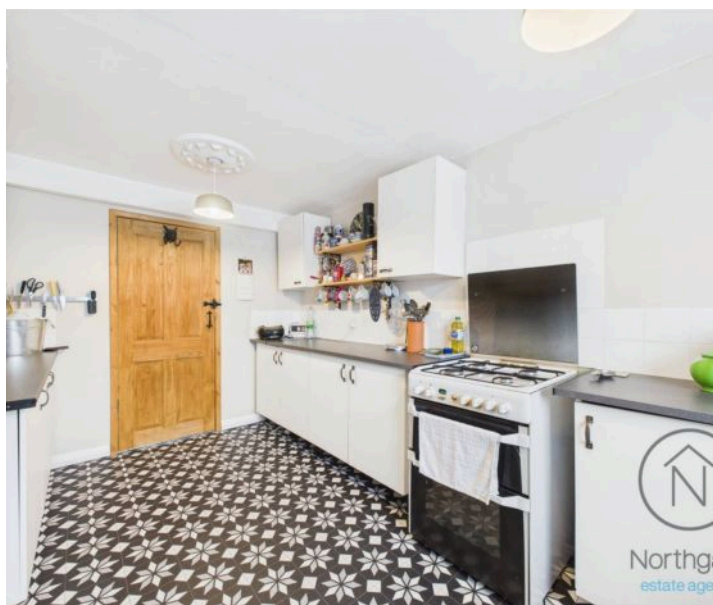
10' 6" x 9' 6" (3.20m x 2.89m)

#### Bedroom 3

7' 3" x 9' 0" (2.21m x 2.74m)

#### Bathroom

8' 0" x 6' 1" (2.44m x 1.85m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

New roof, guttering/downpipe & electric roller door installed  
August 2024

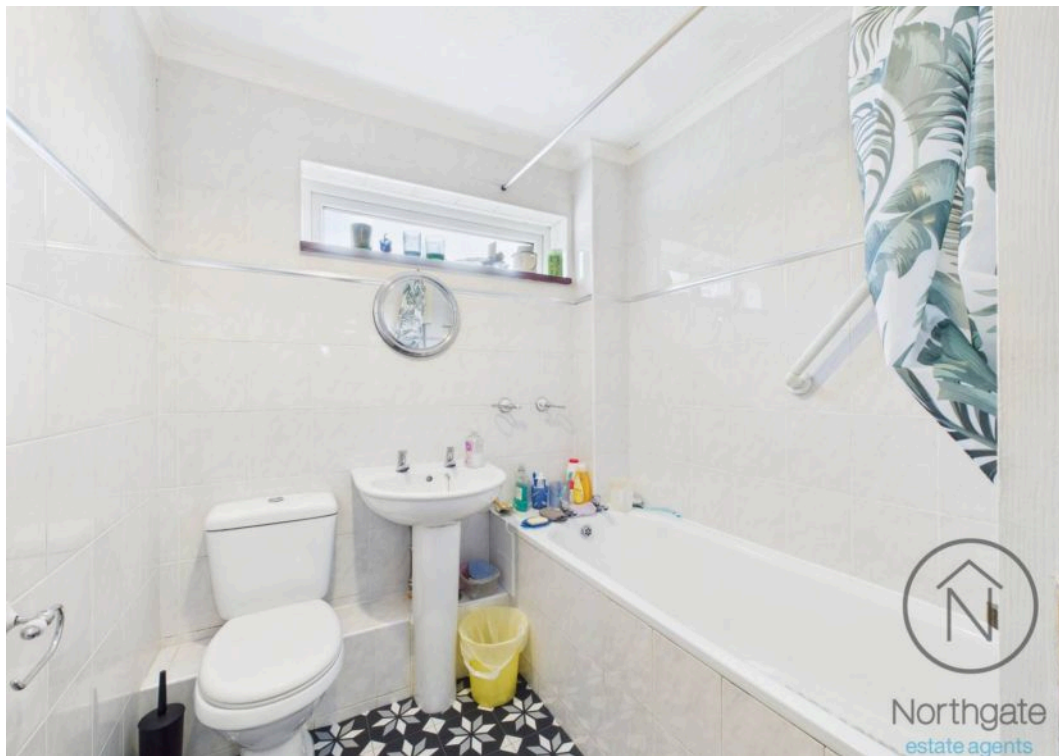
**SECURE GATED**

1 Parking Space

gated drive

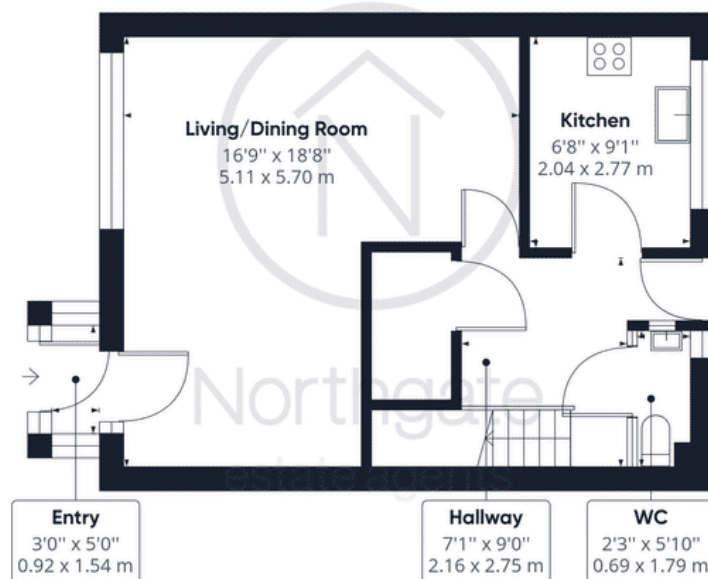




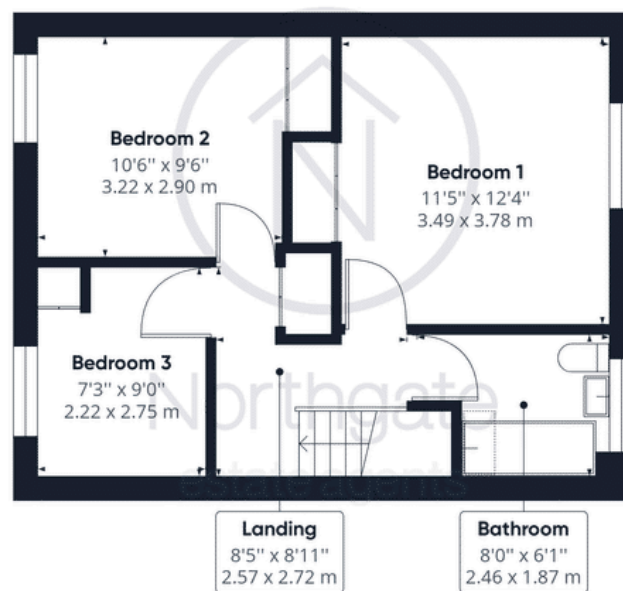








**Ground Floor** Building 1



**Floor 1** Building 1

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

865.99 ft<sup>2</sup>

80.45 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.

GIRAFFE360





## Northgate - County Durham

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