



42 St. Barbaras Walk, Newton Aycliffe  
Newton Aycliffe



Offers in excess of £110,000



## 42 St. Barbaras Walk

Newton Aycliffe, Newton Aycliffe

Beautiful 3-Bedroom Mid-Terrace Home in Newton Aycliffe

This well-presented three-bedroom mid-terrace home is situated in the sought-after Washington Crescent area of Newton Aycliffe, within walking distance of reputable schools and excellent transport links.

The property boasts a modern fitted kitchen/dining room, a spacious lounge with a feature fire, and a conservatory fitted with kitchen units and plumbing for a washing machine. A ground floor WC adds extra convenience. Upstairs, the landing leads to three well-proportioned bedrooms and a recently installed contemporary bathroom suite with stylish modern panelling.

Externally, the home benefits from an open-plan, low-maintenance front garden, while the rear features a paved, enclosed garden with gated access to on-street parking.

This fantastic home is move-in ready and perfect for families, first-time buyers, or investors. **Early viewing is highly recommended!**

Council Tax band: A

Tenure: Freehold

- Beautiful Three Bedroom Property
- Conservatory
- Ground Floor WC
- Recently Refurbished Bathroom
- Modern Kitchen
- Popular Location
- Energy Performance Certificate: C



#### Hallway

5'10" x 9'7" (1.79m x 2.93m)

#### Wc

2'8" x 4'5" (0.82m x 1.35m)

#### Kitchen/Diner

10'11" x 14'4" (3.33m x 4.37m)

#### Conservatory

12'8" x 9'7" (3.87m x 2.95m)

#### Lounge

16'8" x 12'2" (5.10m x 3.72m)

#### Landing

5'5" x 10'7" (1.67m x 3.24m)

#### Bedroom 1

11'2" x 12'4" (3.41m x 3.77m)

#### Bedroom 2

8'9" x 12'2" (2.68m x 3.71m)

#### Bedroom 3

7'9" x 9'2" (2.38m x 2.82m)

#### Bathroom

5'7" x 6'10" (1.72m x 2.11m)

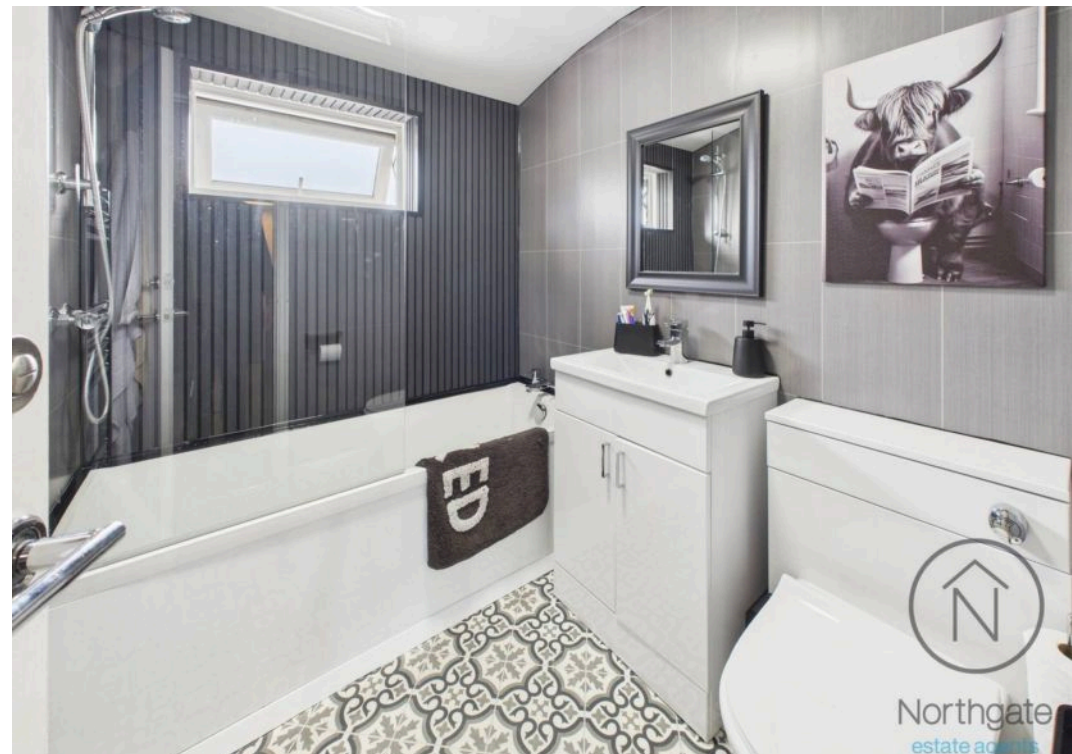




FRONT GARDEN

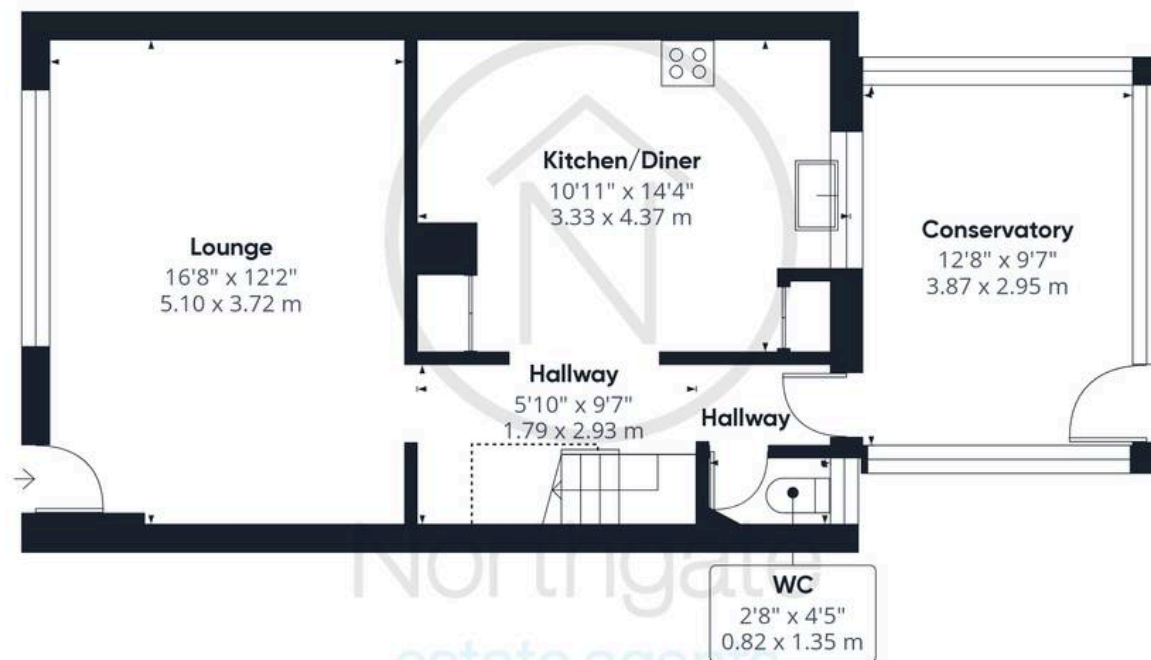
REAR GARDEN



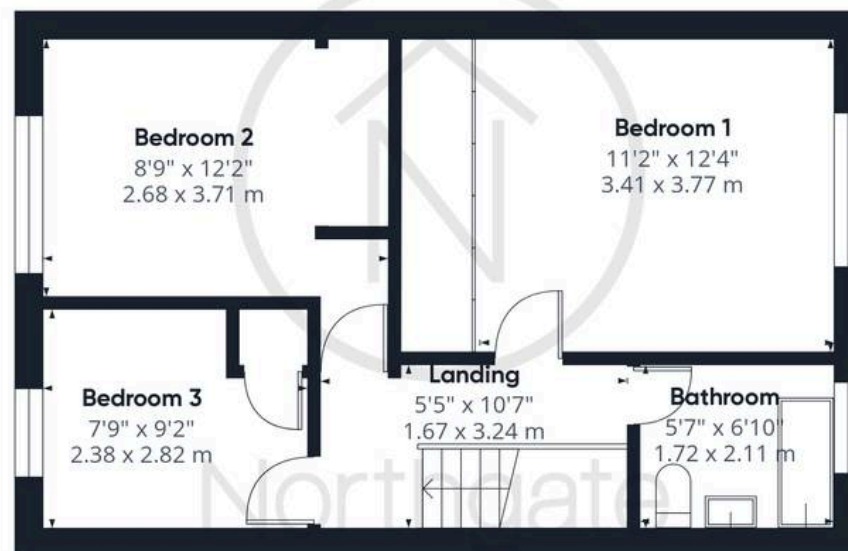




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Ground Floor



Floor 1

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

989.97 ft<sup>2</sup>

91.97 m<sup>2</sup>

**Reduced headroom**

11.22 ft<sup>2</sup>

1.04 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.

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