



2 Hamilton Close, Newton Aycliffe  
Newton Aycliffe



In Excess of £130,000





## 2 Hamilton Close

Newton Aycliffe, Newton Aycliffe

Offered for sale with **no onward chain**, this well-presented three-bedroom property is ideally located in a popular central area, close to Tesco, Newton Aycliffe Town Centre, and well-regarded local schools.

Upon entering the property, you are welcomed by a hallway leading to a convenient ground floor WC, a spacious living room, and a modern fitted kitchen/dining room, which benefits from French doors opening directly onto the enclosed rear garden. Upstairs, there are three well-proportioned bedrooms, two of which feature built-in wardrobes, along with a family bathroom/WC.

Externally, the property includes an allocated parking space and a private rear garden, making it an ideal home for families, first-time buyers, or investors alike.

Council Tax band: B

Tenure: Freehold

- Deceptively Spacious Three Bedroom \*\* No Onward Chain\*\*
- Fitted kitchen/dining room with French doors
- Popular location close to Newton Aycliffe Town Centre
- Allocated car parking space
- Ground floor WC
- Energy Performance Certificate: C



Hallway

Wc

Lounge

Kitchen/Diner

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom







REAR GARDEN

ALLOCATED PARKING

1 Parking Space









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

673 ft<sup>2</sup>

62.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Northgate - County Durham

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