



164 Guthrum Place, Newton Aycliffe
Newton Aycliffe



Offers in Region of £70,000



164 Guthrum Place

Newton Aycliffe, Newton Aycliffe

Introducing this well-presented three-bedroom end of terrace home, offering a comfortable layout and a convenient location. Situated in a popular residential area, the property provides a good balance of practicality and style, making it ideal for a range of buyers.

The ground floor features a fitted kitchen/diner—alongside a handy downstairs WC. The lounge is a bright and comfortable space with plenty of natural light, offering room to relax or host guests.

Upstairs, the property offers three bedrooms, a modern shower room completes the first floor.

In summary, this three-bedroom home offers a practical and flexible layout in a convenient location. With its well-designed kitchen/diner, spacious lounge, and additional storage, it provides a solid foundation for comfortable everyday living.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Fitted Kitchen / Diner
- Downstairs Cloaks
- Spacious Lounge
- Energy Performance Certificate: D



Hallway

16'0" x 5'9" (4.88m x 1.77m)

Wc

4'11" x 2'7" (1.52m x 0.80m)

Kitchen/Diner

13'1" x 11'3" (4.01m x 3.45m)

Lounge

9'9" x 17'5" (2.98m x 5.33m)

Landing

13'6" x 2'6" (4.13m x 0.77m)

Bedroom 1

9'4" x 14'8" (2.85m x 4.48m)

Bedroom 2

10'6" x 10'6" (3.21m x 3.20m)

Bedroom 3

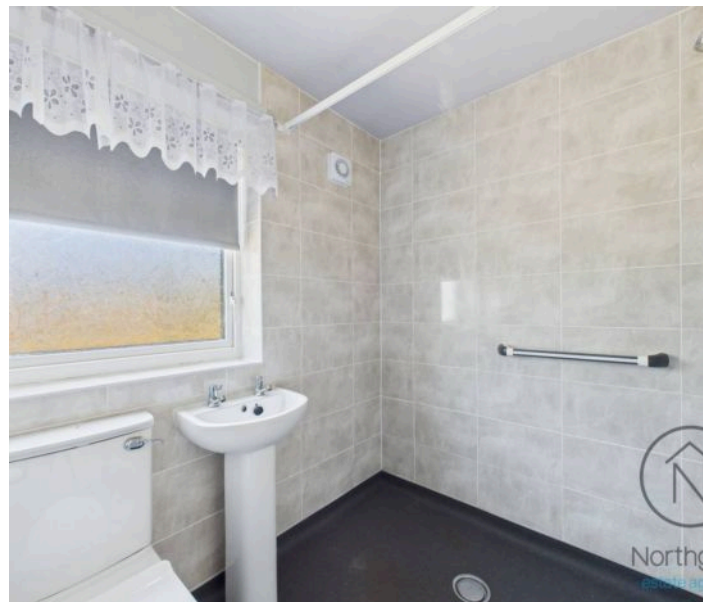
6'1" x 11'6" (1.86m x 3.51m)

Bathroom

5'7" x 6'10" (1.73m x 2.09m)

Storage

6'5" x 2'7" (1.98m x 0.79m)



FRONT GARDEN





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Ground Floor

Approximate total area⁽¹⁾

864 ft²

80.2 m²



Floor 1

(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.

GIRAFFE360



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