



16 Wakenshaw Drive, Newton Aycliffe
Newton Aycliffe



In Excess of £190,000



16 Wakenshaw Drive

Newton Aycliffe, Newton Aycliffe

Pleasantly situated in the sought-after Cobbler's Hall area of Newton Aycliffe, this spacious three-storey four bedroom townhouse offers the perfect blend of comfort, style, and convenience.

Split across three levels, the ground floor welcomes you with a versatile layout, including two reception rooms that provide ample space for both relaxation and entertaining. The dining room features elegant French doors opening out to a low-maintenance enclosed rear garden—ideal for al fresco dining or unwinding outdoors. The fitted kitchen is both practical and stylish, well-suited to modern living.

On the first floor, you'll find three well-proportioned bedrooms, offering flexibility for family use, guests, or even a home office. This level is served by a family bathroom/WC, ensuring day-to-day convenience.

The second floor is dedicated to the principal bedroom, a generous and peaceful retreat that benefits from built-in wardrobes and its own en-suite shower room/WC.

Externally, the property features a decked patio area leading to a lawned garden, perfect for outdoor relaxation or entertaining. There is gated access to the rear parking area and garage, providing both convenience and security.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Townhouse
- Modern Fitted Kitchen
- Master Bedroom with En-suite / Built in Wardrobes
- Ground Floor Wc
- En-suite Bedroom / Wc



Entrance Hallway

3'10" x 4'0" (1.19m x 1.24m)

Lounge

14'6" x 12'7" (4.44m x 3.84m)

Dining Room

12'0" x 8'4" (3.66m x 2.55m)

Kitchen

9'1" x 6'11" (2.78m x 2.12m)

Wc

3'3" x 4'6" (1.00m x 1.37m)

Landing

16'0" x 6'2" (4.88m x 1.89m)

Bedroom 2

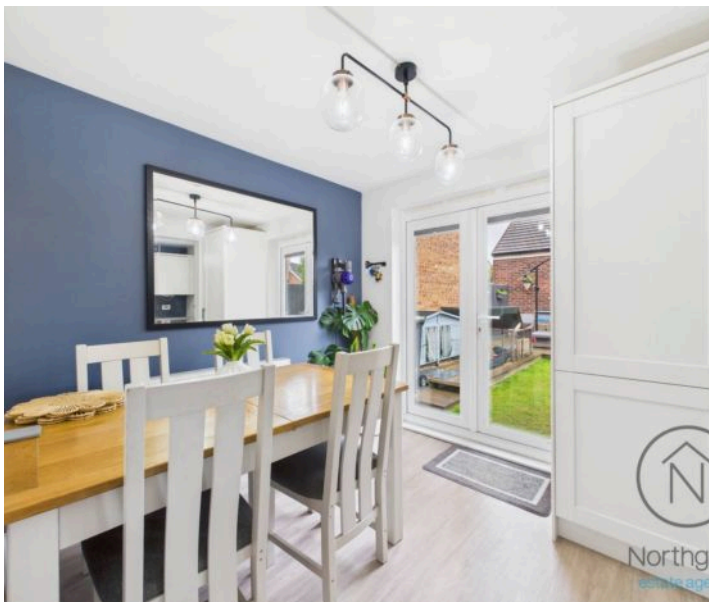
9'2" x 9'4" (2.80m x 2.85m)

Bedroom 3

7'9" x 9'4" (2.38m x 2.86m)

Bedroom 4

7'9" x 6'1" (2.36m x 1.87m)



Bathroom

6'6" x 5'6" (2.01m x 1.68m)

Landing

16'0" x 6'2" (4.88m x 1.89m)

Bedroom 1

12'4" x 12'6" (3.78m x 3.83m)

En-suite

8'10" x 4'3" (2.70m x 1.30m)

Garage

9'2" x 18'4" (2.81m x 5.60m)



FRONT GARDEN

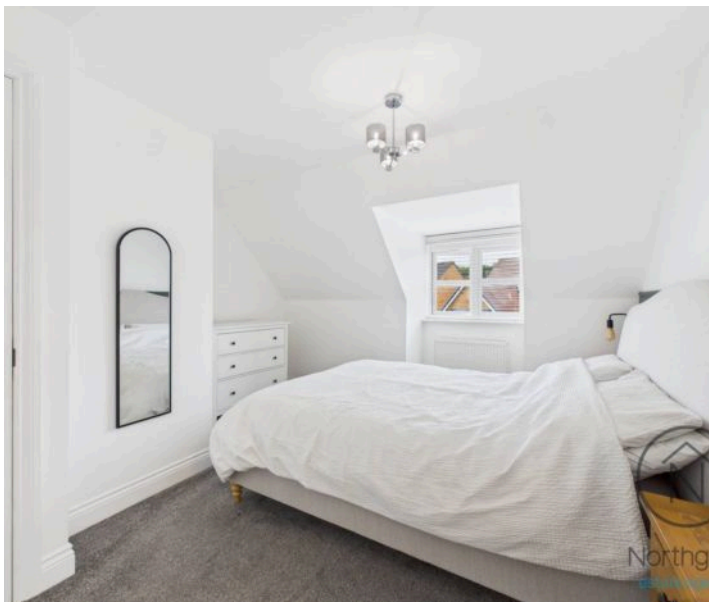
REAR GARDEN

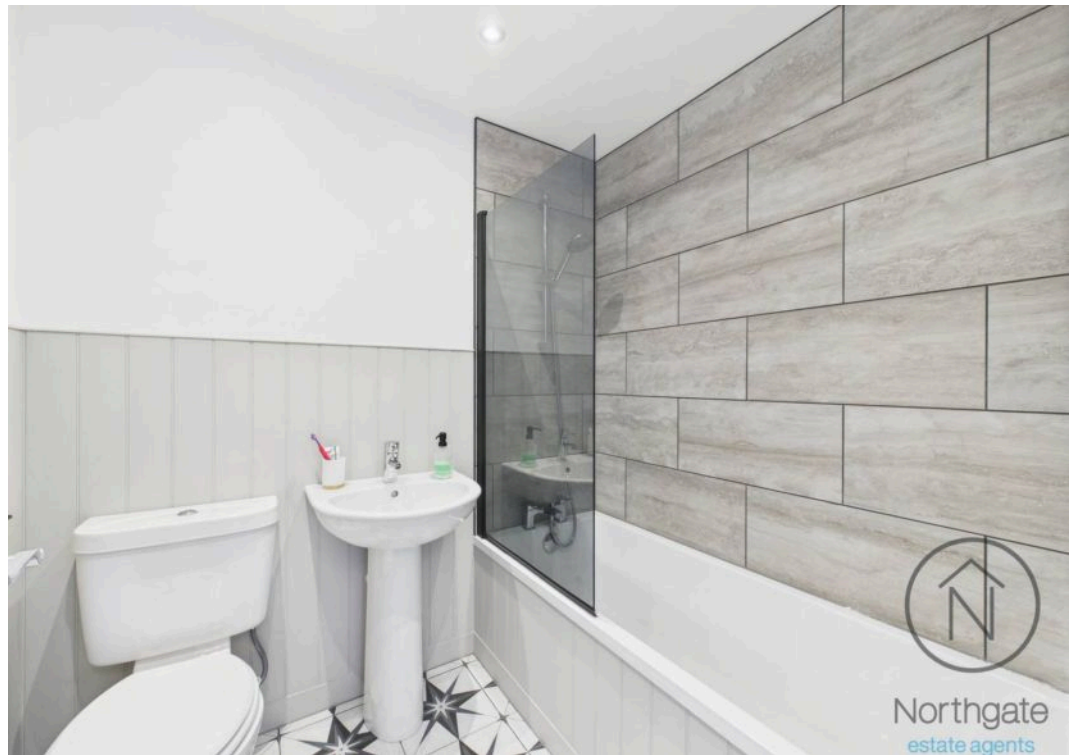
GARAGE

Single Garage

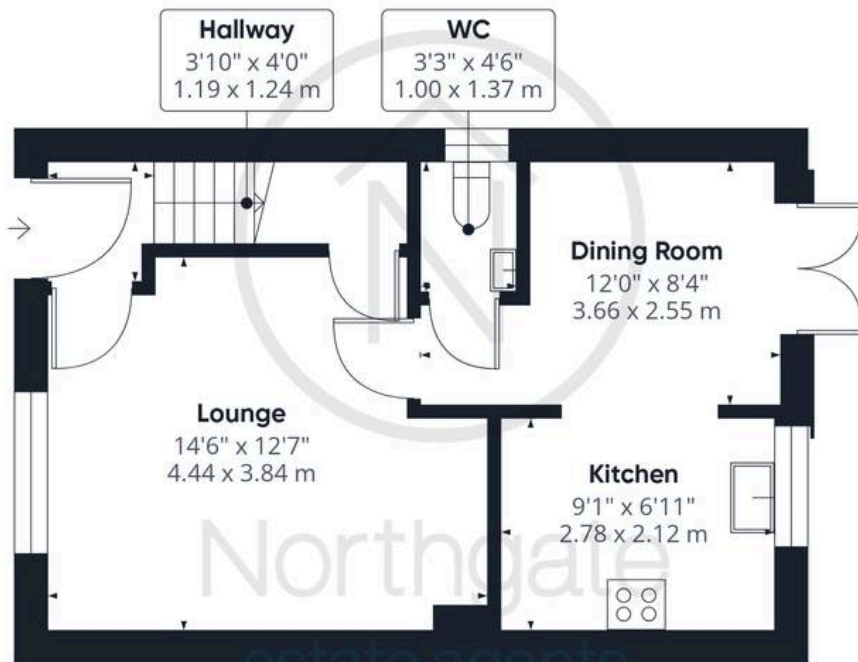
DRIVEWAY

1 Parking Space





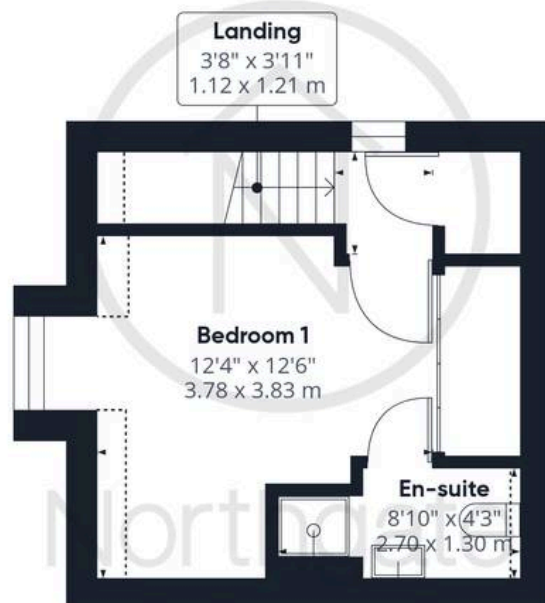




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1089 ft²

101 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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