



2 Hartley Road, Newton Aycliffe
Newton Aycliffe



Offers in Region of £100,000



2 Hartley Road

Newton Aycliffe, Newton Aycliffe

This well-proportioned three-bedroom end-terrace home with gardens.

Inside, the ground floor includes a **spacious lounge**, a **separate dining room**, and a **kitchen**, Rear Hallway/storage room.

Upstairs, you'll find three comfortable bedrooms and a convenient **wet room**.

In need of some modernisation, this home presents a fantastic opportunity for buyers looking to personalize their space. Whether you're a first-time buyer, growing family, or investor, this property is sure to appeal to a wide range of buyers.

Council Tax band: A

Tenure: Leasehold

- Three Bedroom End of Terrace
- Lounge separate Dining Room
- Spacious rooms
- Modernisation required throughout
- Energy Performance Certificate: TBC



Hallway

2'11" x 7'1" (0.91 x 2.18 m)

Lounge

10'9" x 12'1" (3.29 x 3.69 m)

Kitchen

9'10" x 8'0" (3.00 x 2.45 m)

Hallway

12'4" x 6'1" (3.76 x 1.86 m)

Landing

11'0" x 5'6" (3.37 x 1.70 m)

Bedroom 1

12'2" x 9'6" (3.73 x 2.90 m)

Bedroom 2

8'8" x 11'3" (2.65 x 3.45 m)

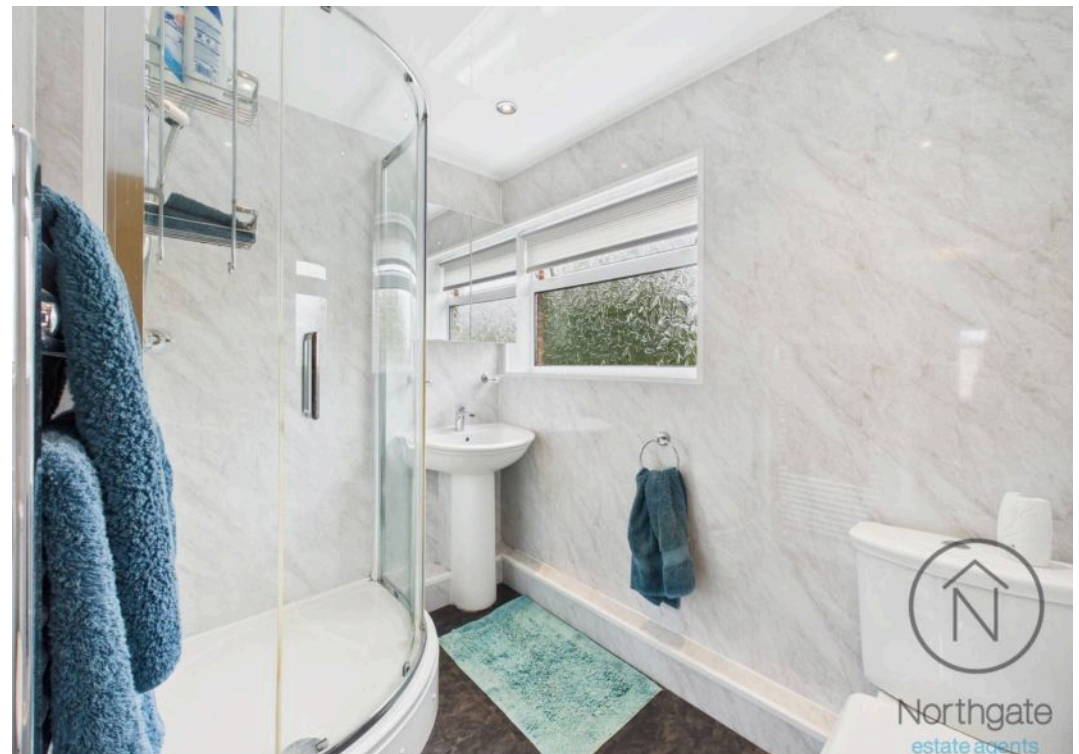
Bedroom 3

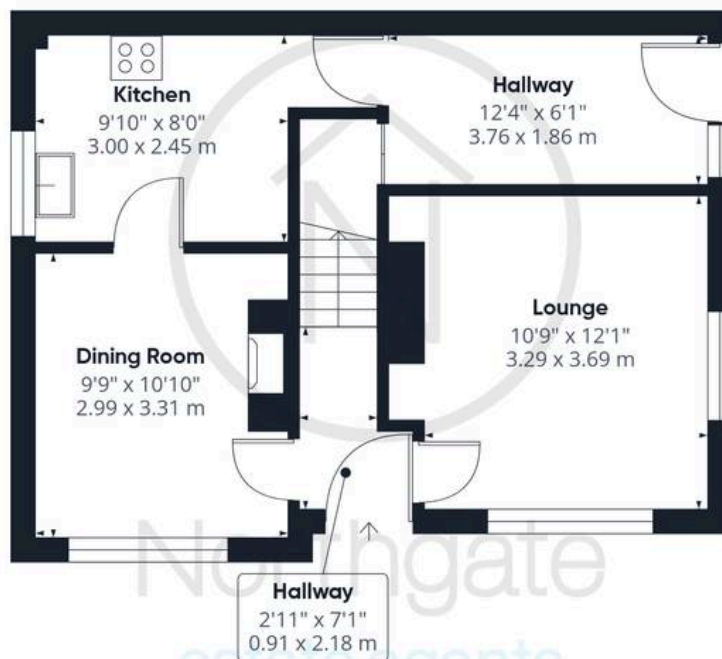
8'11" x 8'9" (2.74 x 2.69 m)

Bathroom

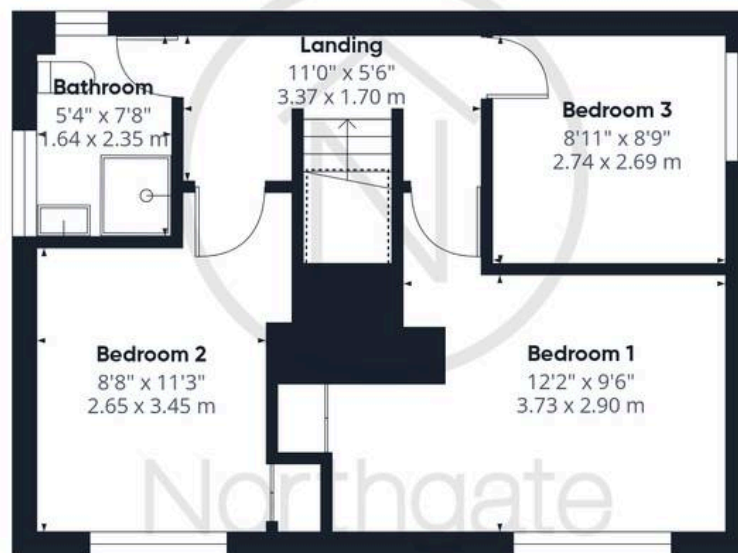
5'4" x 7'8" (1.64 x 2.35 m)







Ground Floor



Floor 1

Approximate total area⁽¹⁾

900 ft²

83.7 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



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.