



39 Wellhouse Road, Newton Aycliffe
Newton Aycliffe



In Excess of £130,000



39 Wellhouse Road

Newton Aycliffe, Newton Aycliffe

This appealing two-bedroom terraced house is ideal for first-time buyers, couples, or investors seeking a well-presented home in a convenient location.

The property offers a bright and spacious interior, featuring a modern **kitchen/diner with Integrated Fridge-freezer, Dishwasher, Oven and Hob; located off the hallway at the front** of the house. With ample storage, stylish units, and space for dining, it provides a practical and welcoming space for everyday living. At the rear, the lounge benefits from plenty of natural light and **French doors leading directly to the private garden**, creating a seamless indoor-outdoor flow. A convenient **downstairs WC** is also situated on the ground floor for added functionality.

Upstairs, there are two well-proportioned bedrooms and a beautiful shower/bathroom, all finished to a good standard. The home is well maintained throughout and ready for immediate occupation.

Externally, the property offers **off-street parking** for two vehicles and a **well-kept private garden**, ideal for relaxing or entertaining during the warmer months.

Situated in a popular residential area, the home enjoys excellent transport links and easy access to local amenities including shops, schools, and parks. Whether you're stepping onto the property ladder or seeking a sound investment opportunity, this home offers comfort, convenience, and great potential.

Council Tax band: B

Tenure: Freehold

- Spacious Lounge
- Modern Kitchen/Diner



Hallway

3'6" × 11'0" (1.07 × 3.38 m)

WC

2'10" × 4'9" (0.87 × 1.46 m)

Kitchen/Diner

7'3" × 11'6" (2.23 × 3.53 m) Integrated Fridge-freezer, Dishwasher, Oven and Hob

Lounge

14'3" × 10'6" (4.35 × 3.21 m)

Landing

3'3" × 6'2" (1.01 × 1.89 m)

Bedroom 1

14'3" × 8'10" (4.35 × 2.71 m)

Bedroom 2

14'4" × 7'6" (4.38 × 2.29 m)

Bathroom

7'3" × 5'5" (2.22 × 1.65 m)



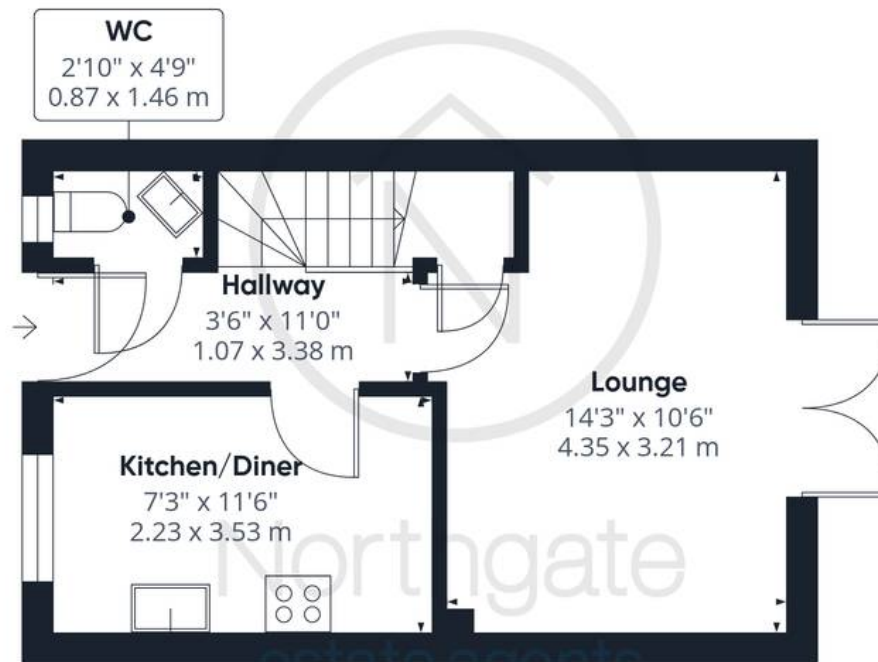


REAR GARDEN

OFF STREET

2 Parking Spaces





Ground Floor



Floor 1



Northgate
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Approximate total area⁽¹⁾

591 ft²

54.9 m²

(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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