



21 Baliol Green, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £125,000





## 21 Baliol Green

Newton Aycliffe, Newton Aycliffe

2-Bedroom Mid-Terraced Home with Garden & Off-Street Parking

This well-presented two-bedroom mid-terraced home offers modern living, perfect for first-time buyers, downsizers, or investors alike.

The ground floor features a welcoming hallway, a spacious lounge ideal for family time or entertaining guests, and a modern fitted kitchen/diner with access to the garden.

Upstairs, there are two generously sized double bedrooms, along with a family bathroom, a convenient separate WC, and a useful storage area.

Externally, the property boasts a private rear garden, perfect for outdoor dining or relaxation, while the block-paved driveway to the front provides valuable off-street parking.

With tasteful décor and well-maintained interiors throughout, this home is ready to move into and enjoy. The property is set within a popular residential area, close to local amenities, schools, and transport links, making it a practical choice for families and commuters.

Council Tax band: A

Tenure: Freehold

- Two Bedroom with Off Street Parking
- Well Presented Throughout
- Spacious Lounge
- Modern Kitchen
- Two Double Bedrooms
- Energy Performance Certificate : C





#### Hallway

5'9" × 12'9" (1.75 × 3.89 m)

#### Lounge

16'2" × 12'10" (4.94 × 3.91 m)

#### Kitchen/Diner

20'1" × 7'0" (6.14 × 2.13 m)

#### Landing

2'10" × 5'8" (0.88 × 1.75 m)

#### Storage

4'3" × 6'11" (1.30 × 2.12 m)

#### Bedroom 1

14'1" × 9'9" (4.31 × 2.98 m)

#### Bedroom 2

10'11" × 10'2" (3.34 × 3.12 m)

#### Bathroom

4'10" × 5'6" (1.49 × 1.70 m)

#### WC

2'6" × 3'7" (0.77 × 1.10 m)



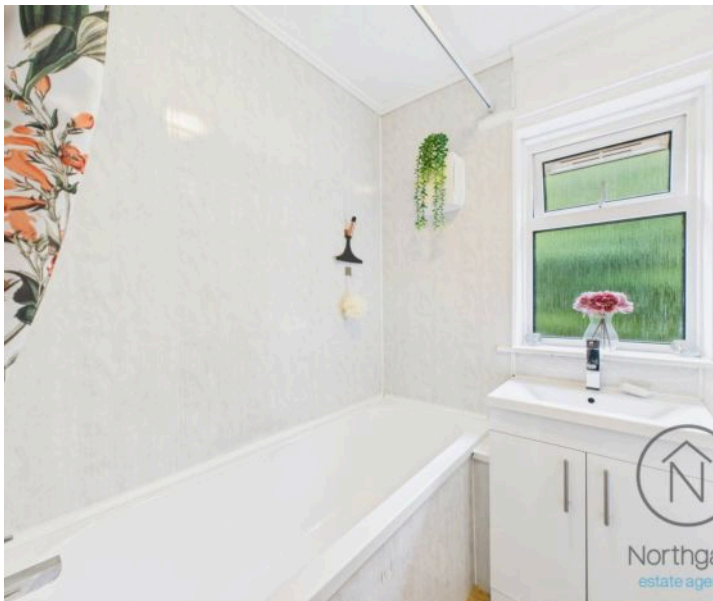


FRONT GARDEN

REAR GARDEN

OFF STREET

2 Parking Spaces



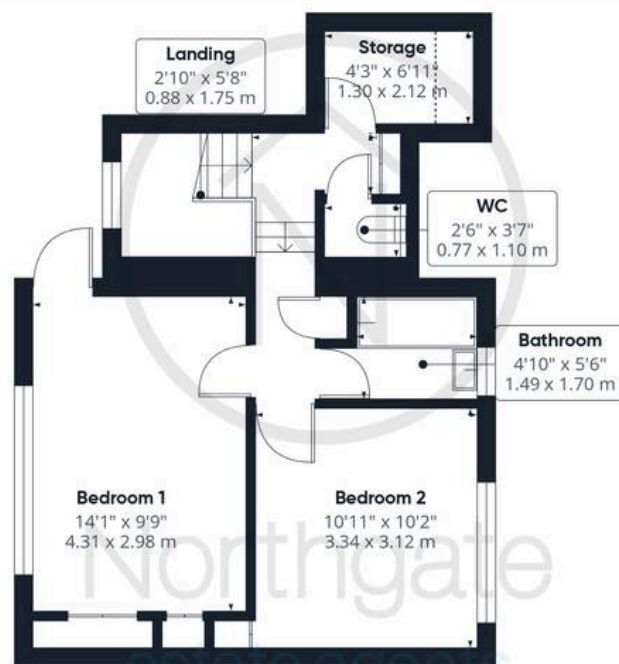




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Ground Floor



Floor 1

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

808 ft<sup>2</sup>

75.1 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(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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