



9 Wiseman Walk, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £100,000





## 9 Wiseman Walk

Newton Aycliffe, Newton Aycliffe

**Offered with no onward chain, this two-bedroom home is located in a quiet cul-de-sac close to Newton Aycliffe town centre.**

The property offers spacious accommodation throughout, including a lounge, separate dining room, kitchen, two double bedrooms and a family bathroom. While the home would benefit from updating, it presents an excellent opportunity for buyers to place their own stamp on the property.

Situated within easy reach of Tesco supermarket, popular schools, local amenities and good transport links, the location combines convenience with a peaceful setting.

Council Tax band: A

Tenure: Freehold

- Two Double Bedrooms
- Family Bathroom
- Spacious Lounge
- Lounge | Dining Room | Kitchen
- Sought After Location
- Energy Performance Certificate: TBC





#### Porch

3'8" × 2'7" (1.13 × 0.81 m)

#### Lounge

10'2" × 14'9" (3.12 × 4.51 m)

#### Dining Room

10'1" × 9'10" (3.07 × 3.00 m)

#### Kitchen

5'6" × 9'11" (1.69 × 3.02 m)

#### Hallway/Storage

16'3" × 4'8" (4.98 × 1.43 m)

#### Landing

5'5" × 2'9" (1.66 × 0.86 m)

#### Bedroom 1

10'2" × 14'9" (3.12 × 4.52 m)

#### Bedroom 2

13'0" × 9'11" (3.98 × 3.03 m)

#### Bathroom

10'3" × 4'8" (3.14 × 1.44 m)



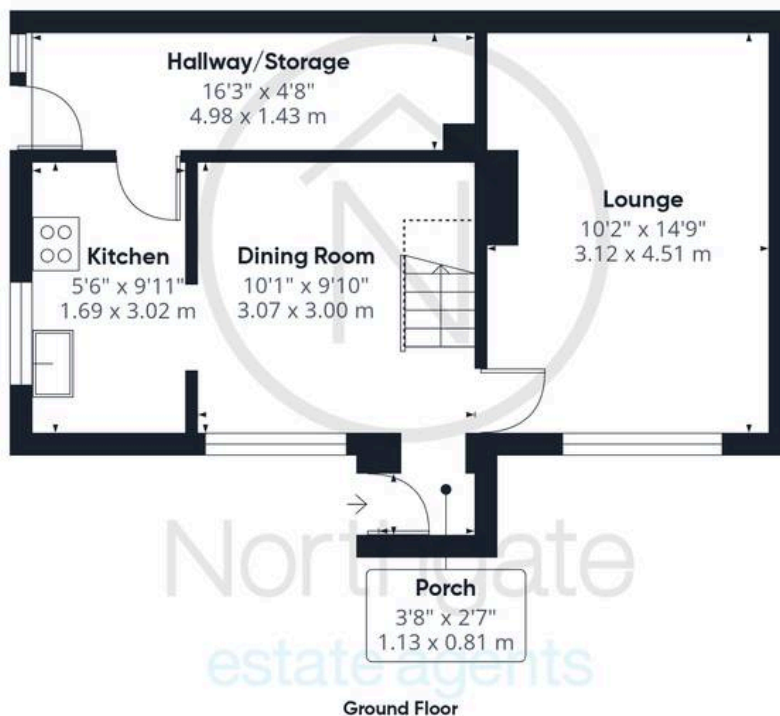








Northgate  
estate agents



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

751 ft<sup>2</sup>

69.8 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1.1 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





## Northgate - County Durham

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