



30 Boyden Court Bury Road, Newton Aycliffe
Newton Aycliffe



Guide Price £45,000



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Newton Aycliffe, Newton Aycliffe

Located within easy reach of the town centre, this beautifully maintained apartment is certain to appeal to a range of buyers, whether you're a first-time purchaser, considering a retirement move, or seeking a solid investment opportunity. The property has been exceptionally well cared for by the current owner and is presented in excellent decorative order throughout, offering a home that is ready to move into without the need for any immediate work.

The apartment opens into a welcoming entrance hall with a secure intercom entry system, setting the tone for the rest of the home. The lounge is both generous and inviting, enjoying natural light and direct access to a private balcony, creating a perfect space for relaxing or entertaining. One of the standout features is the fabulous open-plan aspect between the kitchen and dining area. The kitchen is well-appointed with an excellent range of wall and base units, finished with laminate work surfaces and incorporating a stainless steel sink unit with mixer tap, hob, cooker hood and two ovens. The open layout makes this area ideal for hosting and enjoying time with family or friends.

There are three well-dressed and comfortable bedrooms, offering flexibility for use as sleeping accommodation, a home office or guest space. The bathroom is impressively spacious and features a modern white suite including a panelled bath, a separate shower cubicle, and a vanity hand basin, with the convenience of a separate WC located nearby.

This is a property that offers both practicality and style in equal measure, perfectly positioned for town centre amenities and presented to a standard that will allow new owners to settle in effortlessly.



Hallway

3'7" x 26'4" (1.12 x 8.04 m)

Kitchen/Diner

8'4" x 9'10" (2.56 x 3.02 m) 12'4" x 5'6" (3.76 x 1.70 m)

Lounge

12'4" x 18'9" (3.78 x 5.74 m)

Bedroom 1

10'5" x 11'11" (3.18 x 3.64 m)

Bedroom 2

10'8" x 9'5" (3.27 x 2.87 m)

Bedroom 3

12'3" x 6'11" (3.75 x 2.11 m)

WC

5'5" x 2'5" (1.67 x 0.75 m)

Bathroom

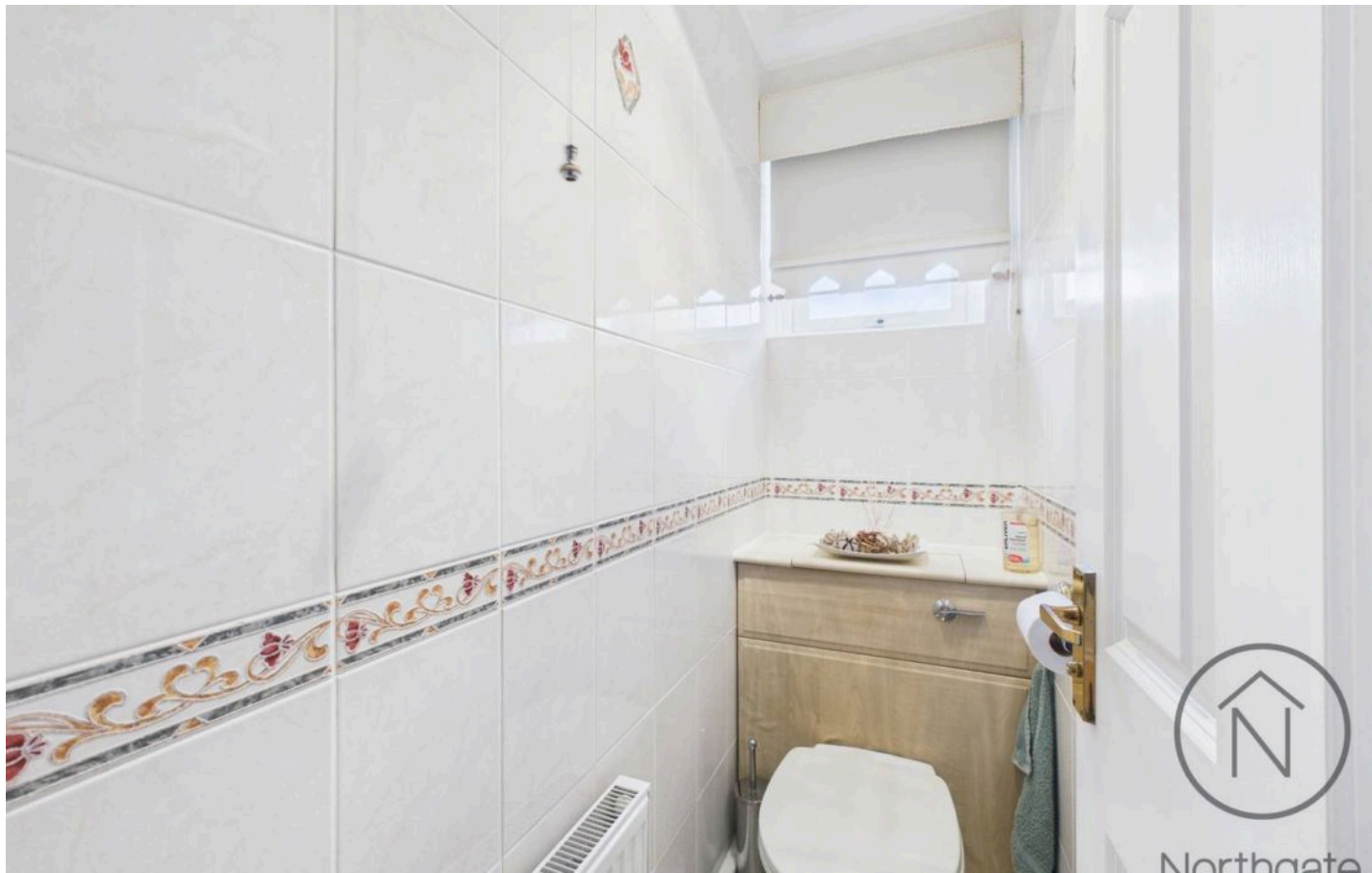
8'3" x 4'11" (2.53 x 1.51 m)

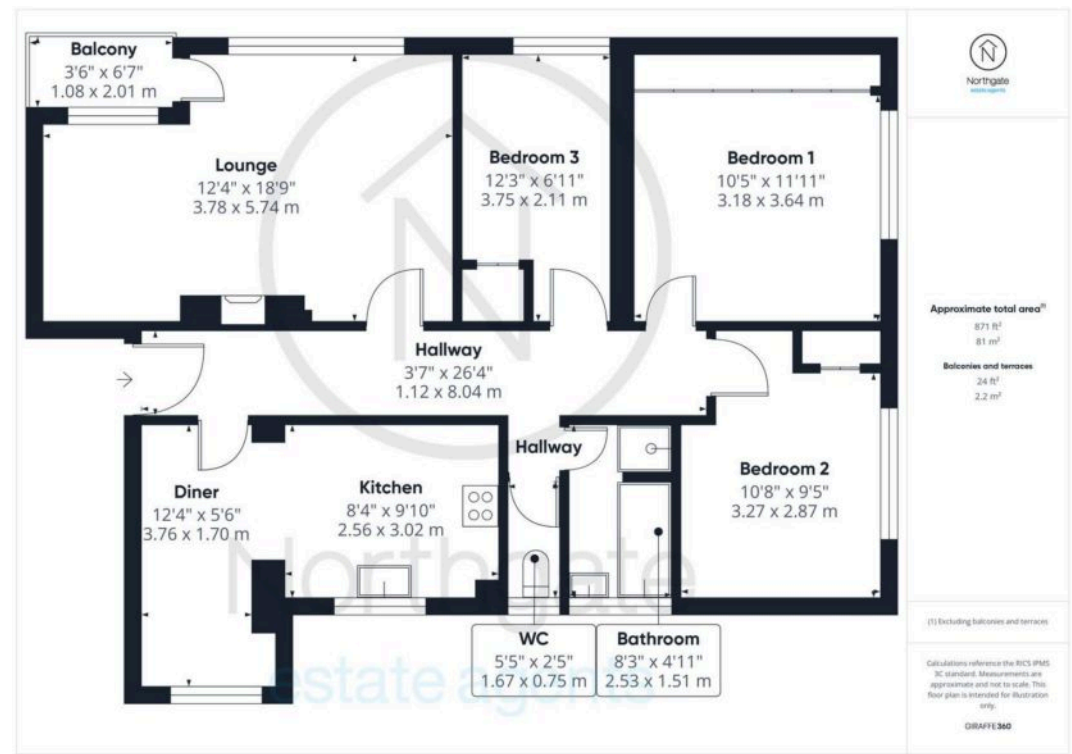
Balcony

3'6" x 6'7" (1.08 x 2.01 m)



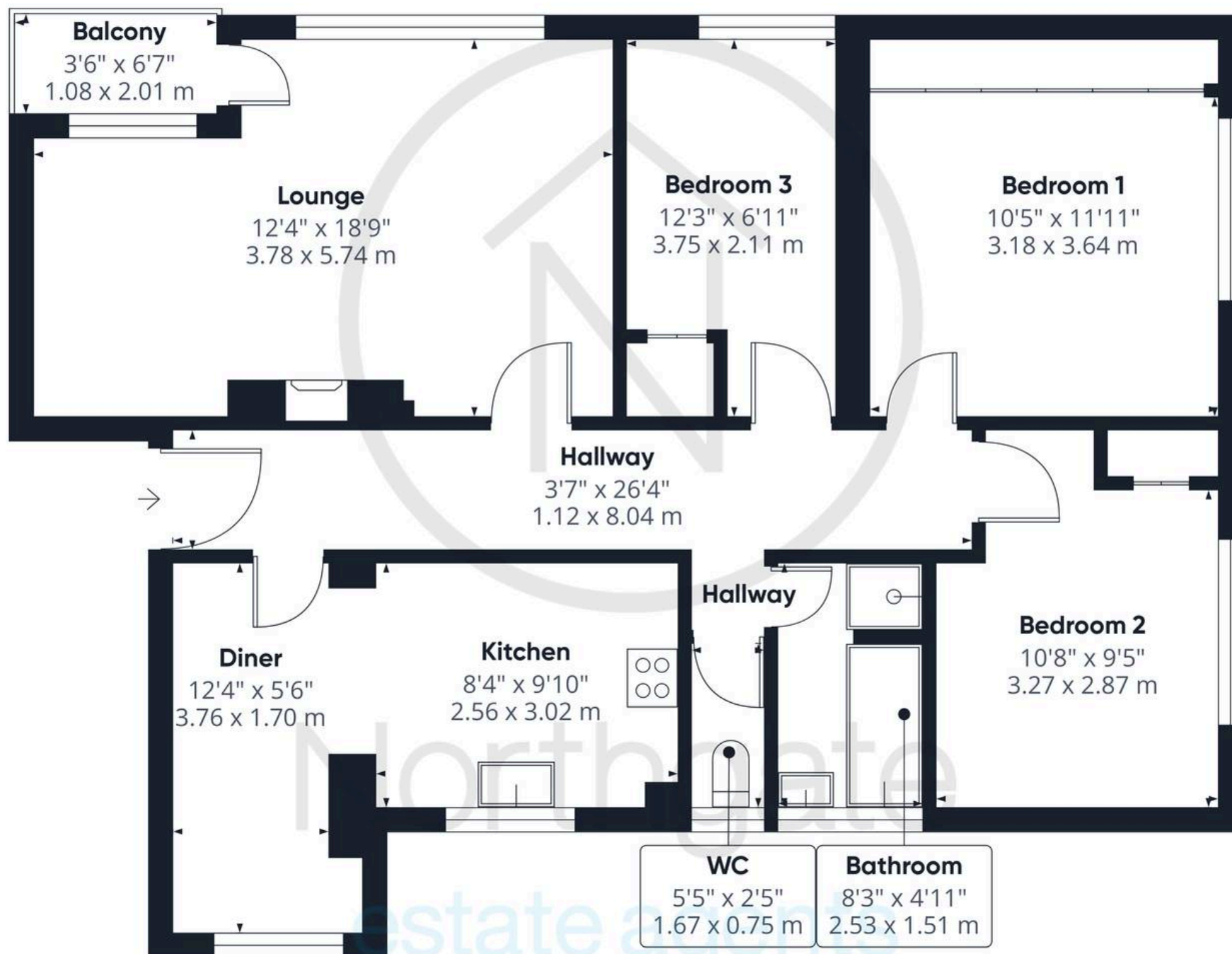
COMMUNAL GARDEN







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Approximate total area⁽¹⁾

871 ft²

81 m²

Balconies and terraces

24 ft²

2.2 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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