



22 Tunstall Road, Newton Aycliffe
Newton Aycliffe



In Excess of £110,000



22 Tunstall Road

Newton Aycliffe, Newton Aycliffe

This well-presented three-bedroom mid-terraced property is ideally located close to local schools, bus routes, and town centre amenities.

The ground floor features a modern open-plan kitchen and dining area with a separate utility space, along with a bright dual-aspect living room enhanced by modern wall panelling and access to a conservatory. To the first floor are three bedrooms and a family bathroom. The property has been freshly decorated throughout, with new floor coverings and a recently replaced roof.

Externally, the property benefits from a generous enclosed rear garden that is easy to maintain, offering a pleasant outdoor area for relaxation or family use.

- Disclaimer: some images include virtual staging to illustrate potential furnishing and layout options.

Council Tax band: A

Tenure: Freehold

- Three Bedroom
- Modern Kitchen|Dining Room|Utility Area|Store Room
- Dual Aspect Living Room | Conservatory
- Larger than average Garden
- Central Location
- Energy Performance Certificate: C

Enhanced with



Entrance

4'9" × 3'6" (1.47 m × 1.07 m)

Kitchen

10'1" × 5'5" (3.08 m × 1.67 m)

Dining Room

10'1" × 9'9" (3.10 m × 2.98 m)

Utility Area

4'8" × 10'6" (1.43 m × 3.21 m)

Store Room

4'11" × 6'1" (1.31 m × 1.86 m)

Lounge

10'2" × 16'1" (3.11 m × 4.91 m)

Conservatory

8'3" × 9'5" (2.54 m × 2.88 m)

Landing

9'9" × 2'9" (2.99 m × 0.84 m)

Bedroom 1

12'7" × 9'10" (3.85 m × 3.01 m)

Bedroom 2

10'2" × 10'0" (3.10 m × 3.07 m)

Bedroom 3

9'8" × 5'11" (2.97 m × 1.82 m)

Bathroom

6'3" × 5'9" (1.90 m × 1.77 m)





FRONT GARDEN

REAR GARDEN









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Approximate total area⁽¹⁾

880 ft²

81.9 m²

Reduced headroom

11 ft²

1 m²

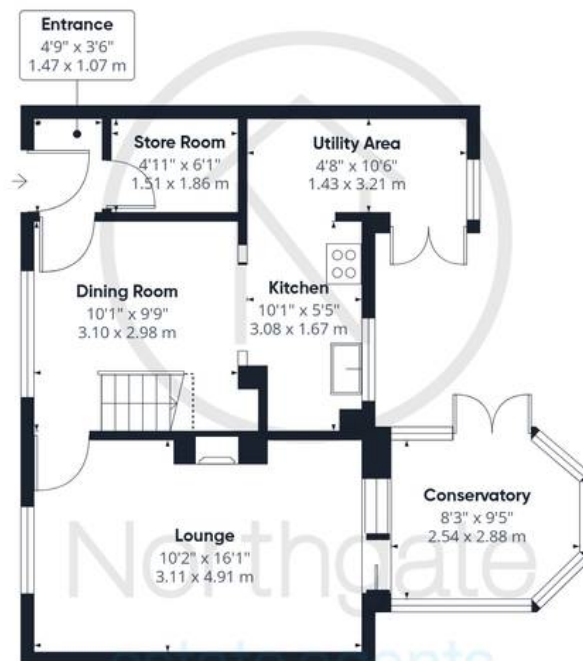
(1) Excluding balconies and terraces

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



Ground Floor



Floor 1



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