



20 Russell Court, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £185,000





## 20 Russell Court

Newton Aycliffe, Newton Aycliffe

This spacious and well-presented three-bedroom semi-detached home in Newton Aycliffe offers an excellent opportunity for buyers seeking a comfortable property in a popular and convenient location.

Positioned close to local schools, amenities, and major road networks, this home perfectly combines practical living spaces with easy commuting options.

Upon entering, you are greeted by a welcoming hallway leading into a bright and airy lounge with a feature fireplace. The lounge flows seamlessly into the dining area, creating a sociable space ideal for family living and entertaining, and further extends into a conservatory overlooking the rear garden.

The modern kitchen is fitted with a range of base and eye-level units, offering ample storage and functionality. A separate utility room provides additional workspace and convenience.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, complemented by a contemporary shower room with stylish fittings.

Externally, the property features a block-paved driveway providing off-street parking, and a well-maintained rear garden, perfect for relaxation or outdoor dining.

This attractive home represents a fantastic opportunity for families, first-time buyers, or investors alike, offering space, practicality.

Council Tax band: B

Tenure: Freehold



#### Porch

5'8" × 3'4" (1.75 × 1.03 m)

#### Hallway

5'11" × 9'7" (1.82 × 2.92 m)

#### Lounge/Diner

9'11" × 24'6" (3.04 × 7.48 m)

#### Kitchen

7'6" × 12'10" (2.30 × 3.94 m)

#### Conservatory

8'7" × 12'6" (2.64 × 3.84 m)

#### Utility room

7'5" × 12'8" (2.27 × 3.86 m)

#### Landing

6'7" × 9'11" (1.90 × 3.03 m)

#### Bedroom 1

10'0" × 10'9" (3.07 × 3.28 m)

#### Bedroom 2

8'0" × 11'7" (2.46 × 3.55 m)

#### Bedroom 3

7'8" × 8'8" (2.35 × 2.65 m)

#### Bathroom

7'3" × 5'3" (2.23 × 1.62 m)

#### Garage

8'2" × 16'8" (2.49 × 5.08 m)







**FRONT GARDEN**

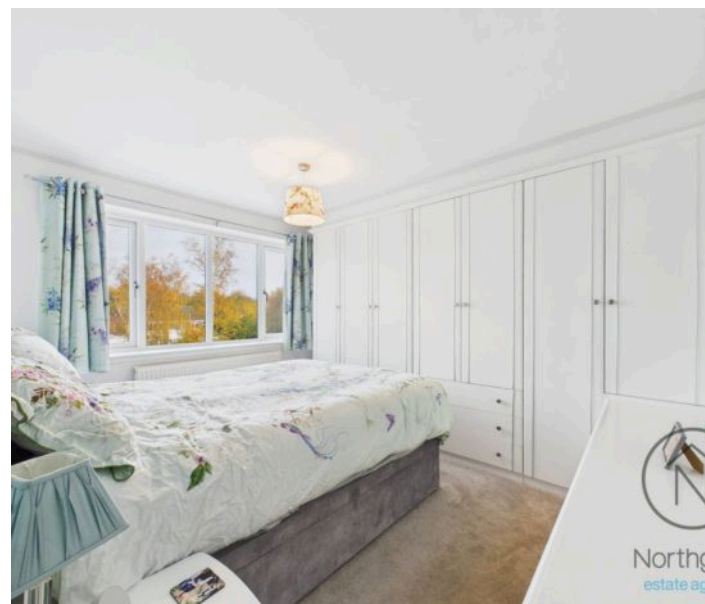
**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces

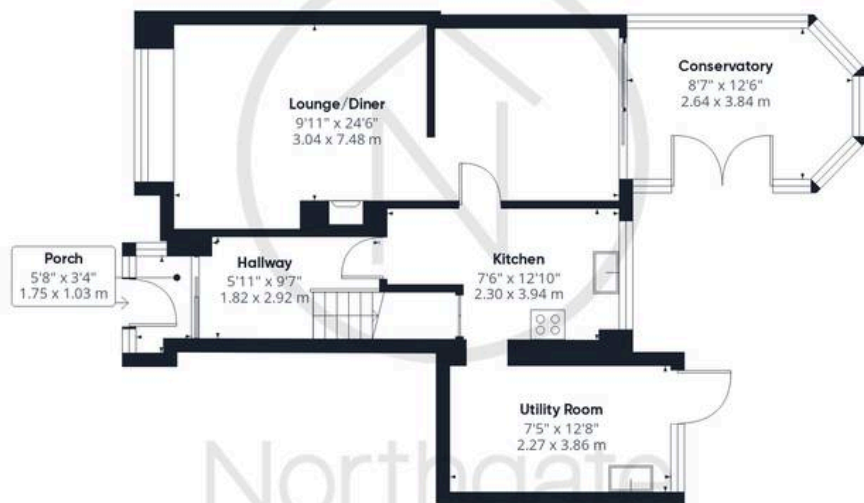








Northgate  
estate agents



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1186 ft<sup>2</sup>

110.2 m<sup>2</sup>

(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





## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.