



St. Marys Close, Newton Aycliffe
Newton Aycliffe



In Excess of £140,000



39 St. Marys Close

Newton Aycliffe, Newton Aycliffe

A superbly presented two-bedroom semi-detached home offering stylish, low-maintenance living in a highly desirable location.

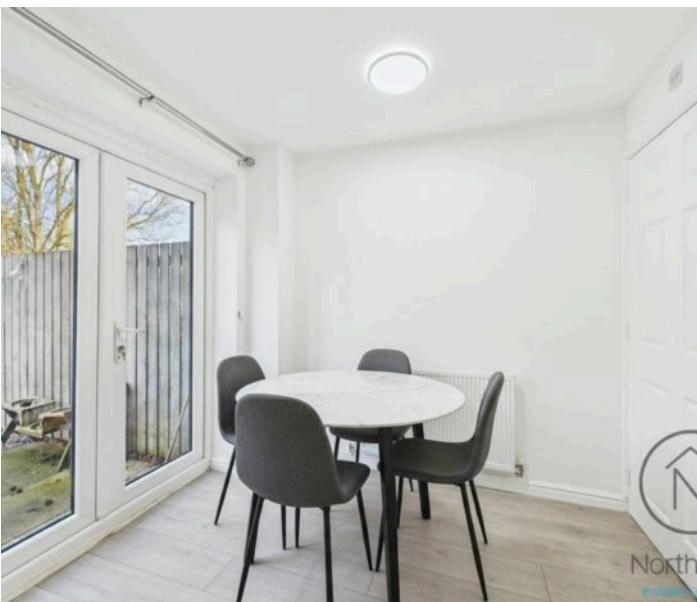
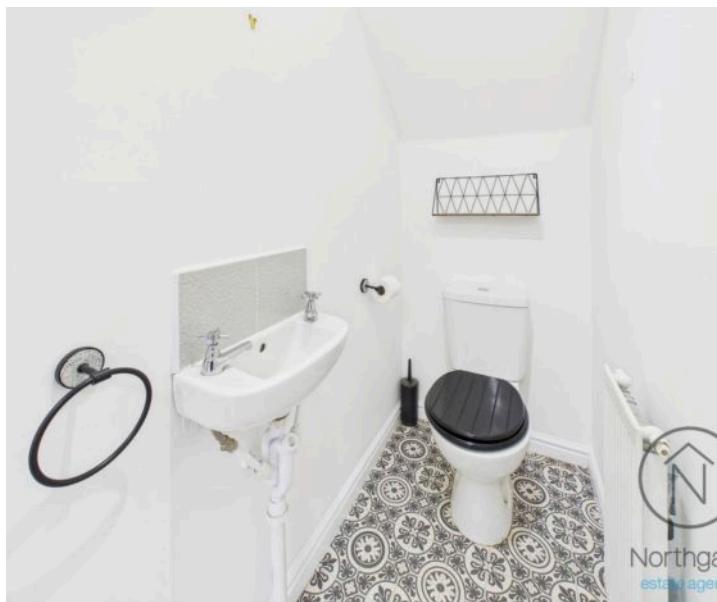
The property features a welcoming entrance hallway, a spacious lounge, and a contemporary kitchen/diner designed for both everyday living and entertaining, complemented by a ground floor WC. Upstairs, two well-proportioned double bedrooms and a modern family bathroom provide comfortable and versatile accommodation.

Externally the home enjoys a lawned front garden, block-paved driveway, and an attractive rear garden with patio and AstroTurf, perfect for relaxing with minimal upkeep. Ideally positioned close to local amenities, schools, and excellent transport links, this home is ready to move straight into.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

Please be advised that certain photographs have been digitally enhanced for marketing purposes.



The legal pack includes:

- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*
- *Protocol forms and answers to standard conveyancing enquiries*

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: B

Tenure: Freehold

Hallway

4'6" x 3'10" (1.38 x 1.19 m)

Lounge

10'3" x 15'0" (3.12 x 4.58 m)

Kitchen/Diner

13'4" x 7'9" (4.08 x 2.37 m)

WC

2'11" x 5'5" (0.90 x 1.65 m)

Landing

5'10" x 5'2" (1.79 x 1.59 m)

Bedroom 1

13'6" x 10'0" (4.12 x 3.06 m)

Bedroom 2

7'3" x 12'9" (2.23 x 3.91 m)

Bathroom

5'10" x 7'3" (1.79 x 2.23 m)

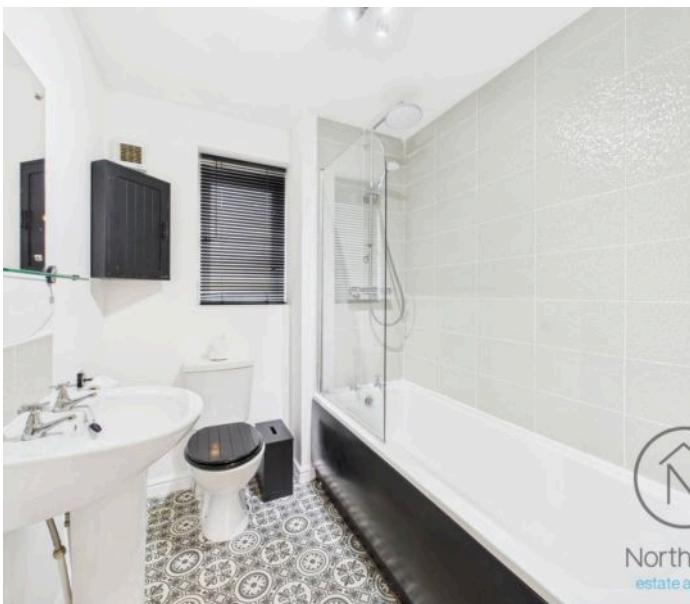
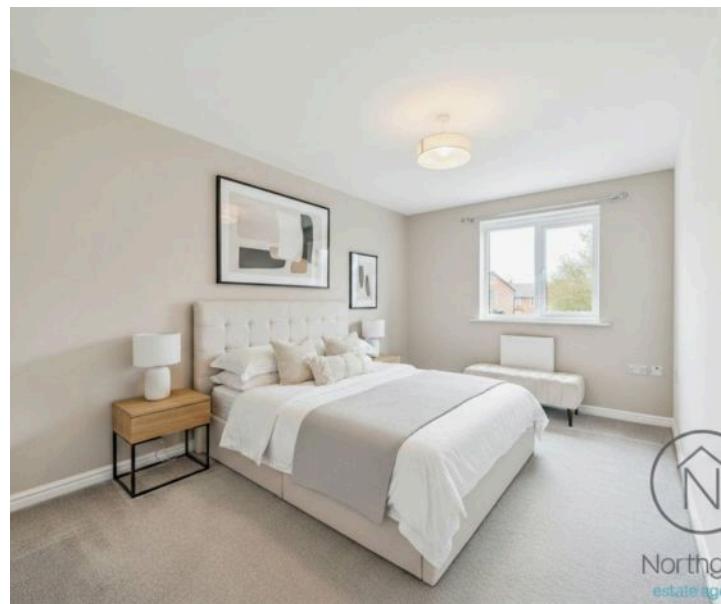


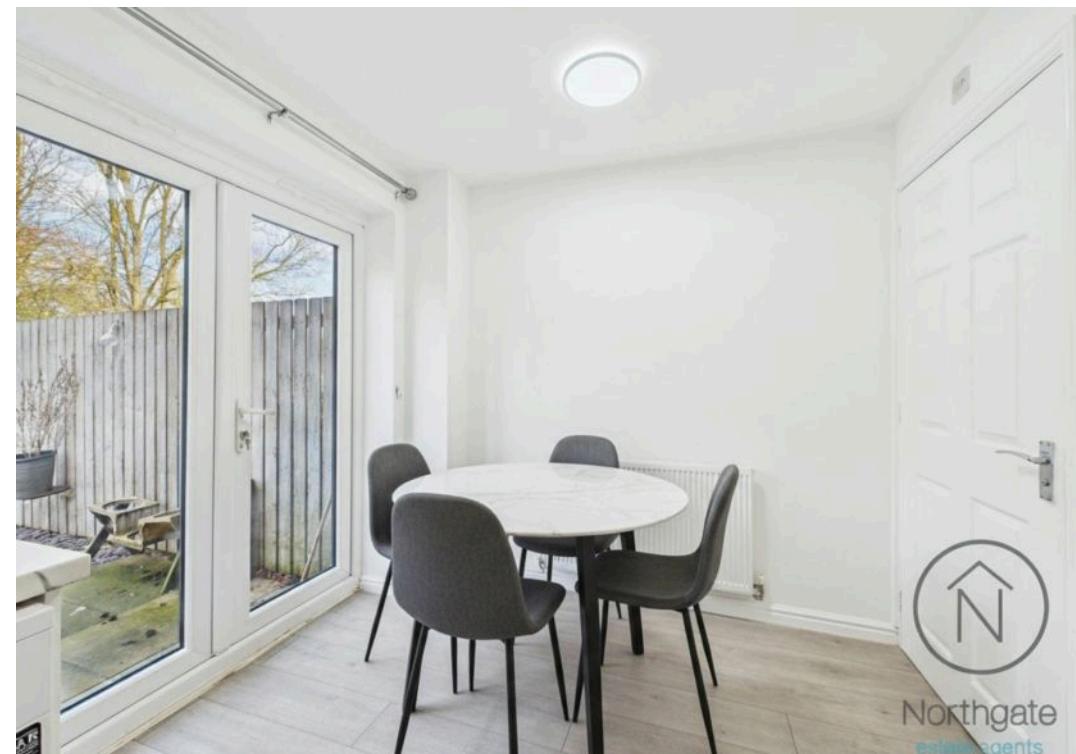
FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces







Approximate total area⁽¹⁾
591 ft²
54.8 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.





Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH
01325 728333 • info@northgates.net • www.northgates.co.uk/



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