



Wellhouse Road, Newton Aycliffe
Newton Aycliffe



Offers In Excess of: £155,000



46 Wellhouse Road

Newton Aycliffe, Newton Aycliffe

An excellent opportunity to purchase this well-presented three-bedroom home, ideally located within the popular Cobbler's Hall development. Offering a perfect blend of modern style and practicality, this property will appeal to a wide range of buyers seeking comfortable living in a convenient setting.

The accommodation begins with a welcoming entrance hall, providing access to the modern kitchen/diner and a convenient downstairs WC, before leading through to the bright and airy lounge. The lounge features French doors opening onto the rear garden, creating an inviting space to relax and enjoy plenty of natural light. The kitchen/diner provides generous space for cooking and dining, making it ideal for family meals or entertaining guests.

To the first floor, there are three well-proportioned bedrooms, including a generously sized principal bedroom, a further double bedroom, and a versatile third bedroom. A family bathroom completes the accommodation.

Externally, the property benefits from two allocated parking bays to the front, including an EV charge point for convenient electric vehicle charging. The rear garden features a gravelled area and enjoys solar panels, providing sustainable energy and helping to reduce running costs.



Situated within a well-maintained development, the property is conveniently located close to local amenities, schools, and excellent transport links, making it an ideal choice for families and commuters alike. Cobbler's Hall is known for its community spirit and green spaces, providing a peaceful and welcoming environment for modern living.

Council Tax band: B

Tenure: Freehold

- Modern Kitchen/Diner
- Ground floor Wc
- Generously proportioned principal bedroom
- Popular Development with Cobbler's Hall
- Two Parking Spaces | EV Charging Point | Solar Panels
- Energy Performance Certificate: A

Hallway

6' 9" x 3' 9" (2.05m x 1.15m)

Lounge

11' 3" x 14' 7" (3.44m x 4.44m)

Kitchen/Diner

13' 6" x 11' 6" (4.12m x 3.50m)

WC

3' 3" x 4' 7" (0.98m x 1.39m)

Landing

8' 6" x 6' 2" (2.58m x 1.87m)

Bedroom 1

9' 7" x 14' 7" (2.91m x 4.44m)

Bedroom 2

9' 9" x 8' 2" (2.98m x 2.49m)

Bedroom 3

6' 8" x 6' 2" (2.02m x 1.88m)

Bathroom

5' 3" x 8' 2" (1.61m x 2.49m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

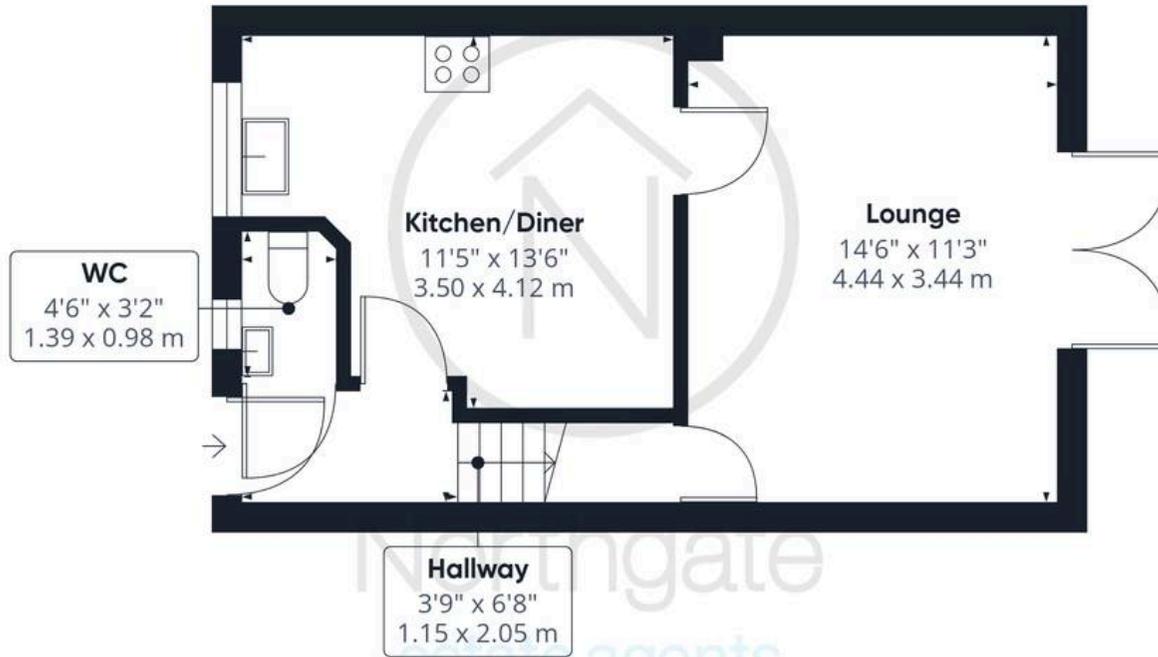








Northgate
estate agents



Ground Floor

Approximate total area⁽¹⁾

693 ft²

64.4 m²



Floor 1



(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 • 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.