



9 Sheraton Road, Newton Aycliffe  
Newton Aycliffe



In Excess of £135,000



## 9 Sheraton Road

Newton Aycliffe, Newton Aycliffe

This two-bedroom detached bungalow is situated in a desirable location within easy reach of the town centre and nearby amenities at Neville Parade. Bungalows on this development are rarely available, making this a great opportunity. The property is set within the older part of town.

The property benefits from UPVC double glazing and gas central heating throughout. The accommodation comprises an entrance hallway with built-in storage, a modern fitted kitchen, a generous lounge/dining room, two well-proportioned double bedrooms, and a bathroom/wet room.

Externally the front is laid open plan and provides a driveway offering off-road parking for several vehicles. To the rear, there is a well-maintained low maintenance garden.

This property is offered for sale subject to probate. Interested parties should be aware that exchange and completion cannot proceed until probate has been granted, and timescales may be affected.

Council Tax band: B

Tenure: Freehold



- Rarely available semi-detached bungalow in a sought-after development
- Two well-proportioned double bedrooms
- Spacious lounge/dining room
- Driveway providing off-road parking for multiple vehicles
- Private, well-maintained rear garden with detached garage

#### Hallway

#### Kitchen

7'4" x 9'10" (2.24 m x 3.02 m)

#### Lounge

10'4" x 17'5" (3.15 m x 5.32 m)

#### Bedroom 1

9'3" x 11'8" (2.83 m x 3.58 m)

#### Shower Room | Wet Room

5'6" x 7'0" (1.69 m x 2.15 m)

#### Bedroom 2

8'5" x 8'8" (2.59 m x 2.66 m)

#### Garage

8'3" x 16'11" (2.52 m x 4.92 m)





**FRONT GARDEN**

**REAR GARDEN**

**DRIVEWAY**

4 Parking Spaces

**GARAGE**

Single Garage





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Ground Floor Building 1

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

659 ft<sup>2</sup>

61.2 m<sup>2</sup>



Ground Floor Building 2

(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.

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## Northgate - County Durham

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