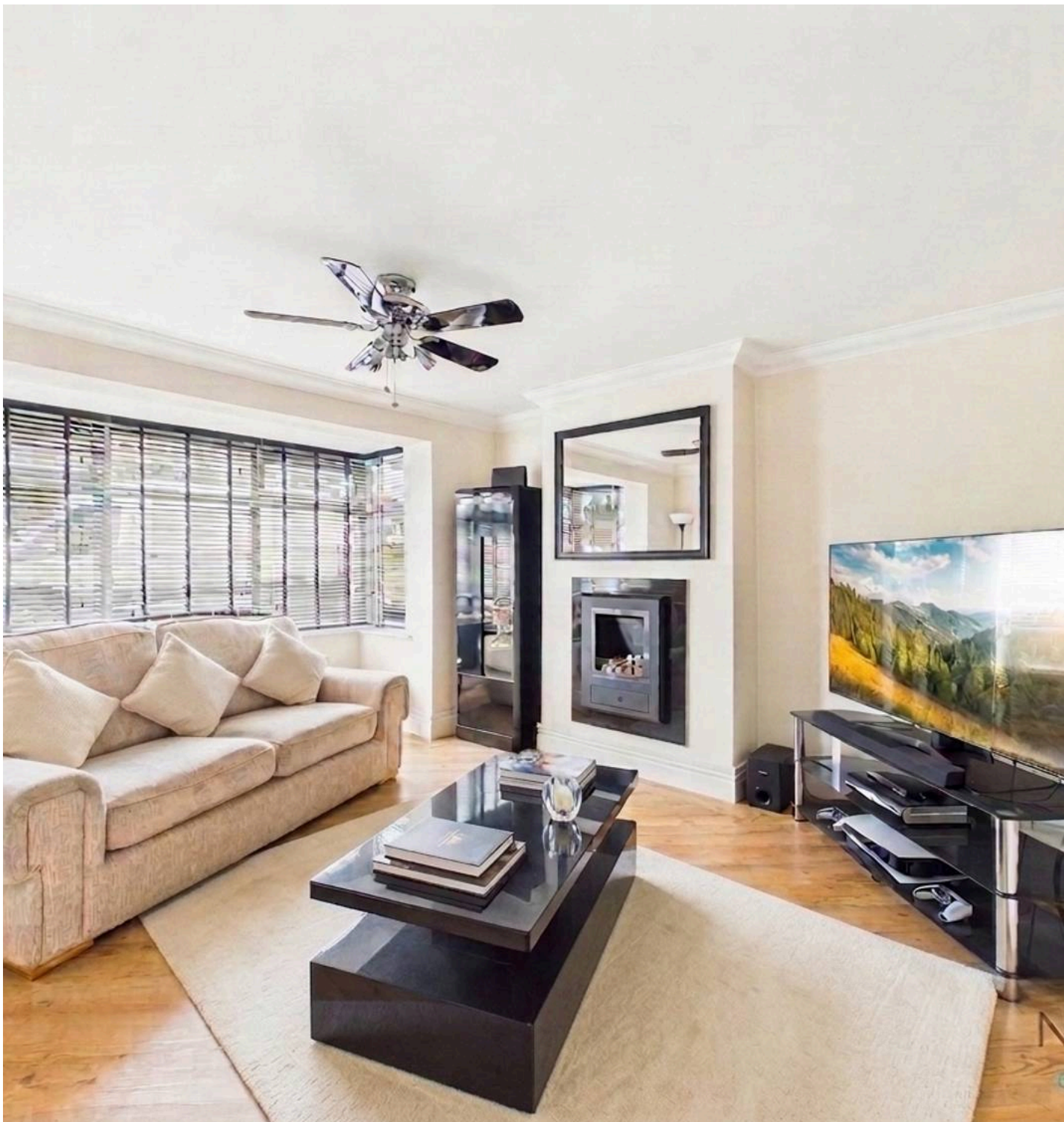




St. Andrews Close, Aycliffe  
Newton Aycliffe



Offers in Region of £200,000



## St. Andrews Close

Aycliffe, Newton Aycliffe

Located in the picturesque village of Aycliffe Village, this delightful three-bedroom link property offers an excellent blend of space, comfort, and convenience, with easy access to the A1(M), Newton Aycliffe, and Darlington—ideal for commuters while enjoying a peaceful village setting.

The property comprises an attractive and welcoming hallway, leading through to a spacious lounge and a generous kitchen/diner, perfect for both everyday living and entertaining. A separate utility room along with access to useful storage cupboards.

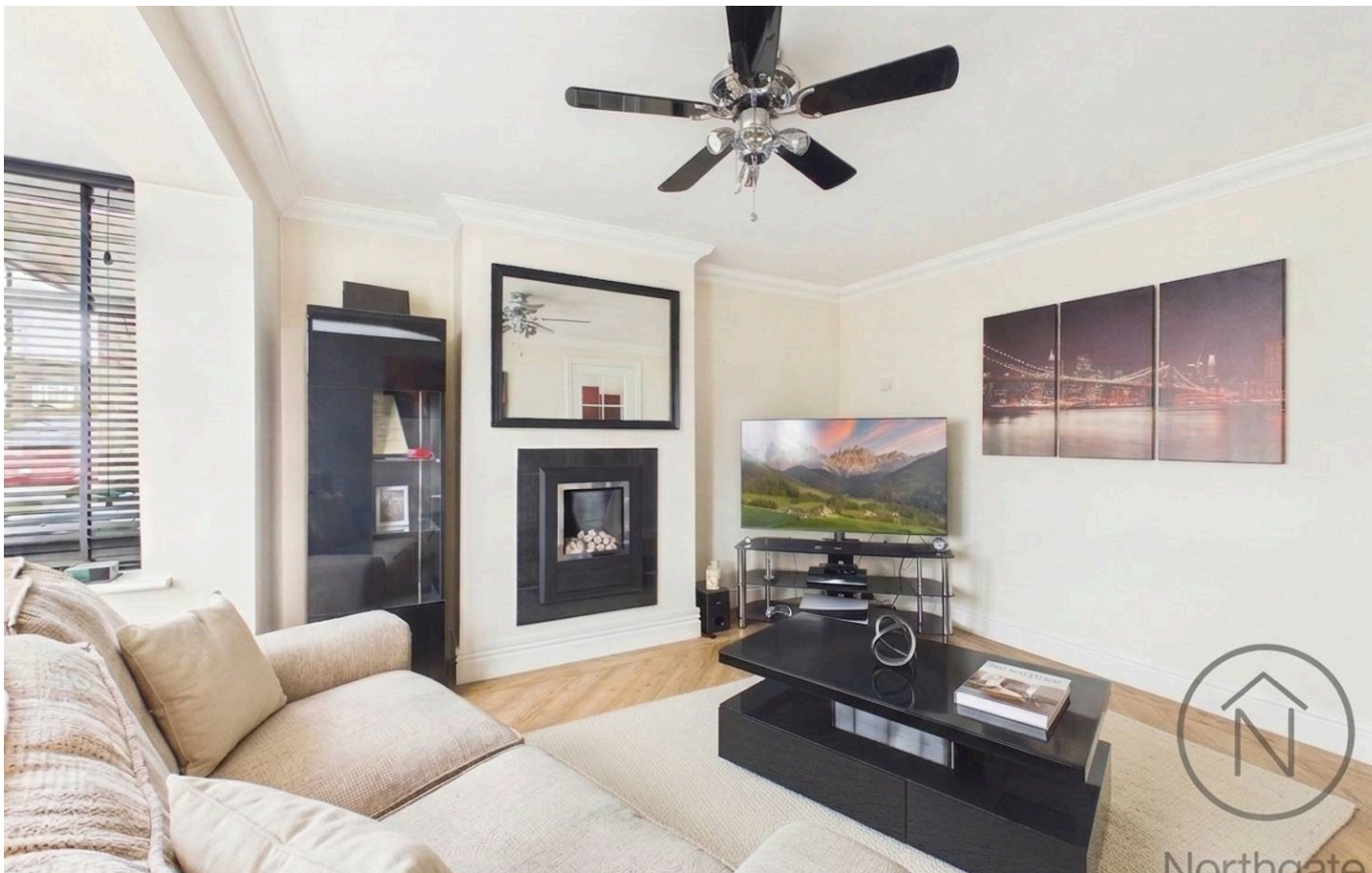
To the first floor, there are three well-proportioned bedrooms, offering ample accommodation for families or those working from home, along with a contemporary-style family bathroom designed for modern living.

Externally, the home benefits from a pleasant rear garden, mainly laid to lawn with a patio seating area—ideal for relaxing or outdoor dining. To the front, there is an open-plan turfed garden, enhancing the property's kerb appeal.

This charming home presents a wonderful opportunity for buyers seeking a balance of village tranquillity and excellent transport links. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: A

Tenure: Freehold



#### Vestibule

2'11" × 4'0" (0.90 × 1.23 m)

#### Hallway

11'10" × 4'4" (3.62 × 1.34 m)

#### Lounge

14'3" × 11'9" (4.36 × 3.60 m)

#### Kitchen | Diner

9'4" × 16'7" (2.86 × 5.07 m)

#### Utility Room

7'9" × 7'7" (2.38 × 2.32 m)

#### Storage Cupboard

6'0" × 8'0" (1.84 × 2.46 m)

#### Landing

8'10" × 3'6" (2.70 × 1.08 m)

#### Bedroom 1

11'5" × 11'5" (3.49 × 3.49 m)

#### Bedroom 2

9'6" × 11'6" (2.91 × 3.52 m)

#### Bedroom 3

8'5" × 6'9" (2.58 × 2.06 m)

#### Bathroom

6'5" × 6'9" (1.96 × 2.08 m)





Front Garden  
Rear Garden

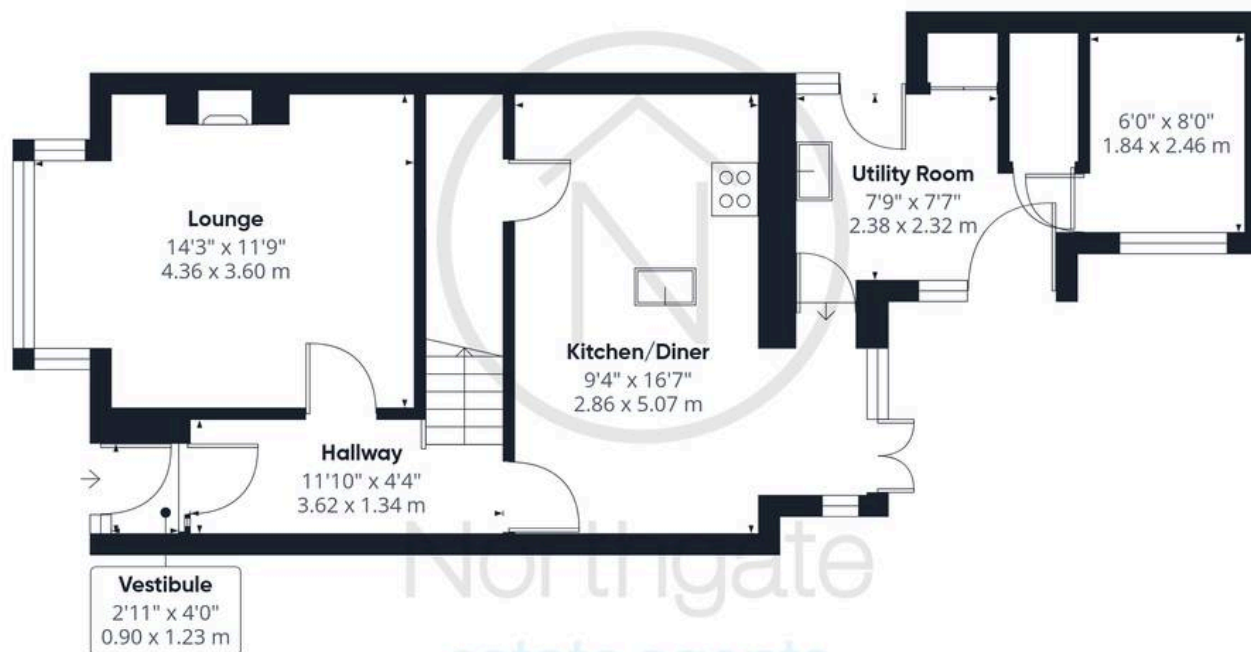
- 3 Bedroom Mid-terraced link property Located in Aycliffe Village
- Spacious Lounge | Modern Kitchen/Diner
- Utility Room | Storage Room
- Village location with good transport links
- Modern Family Bathroom
- Energy Performance Certificate: TBC







Northgate  
estate agents



Ground Floor

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

989 ft<sup>2</sup>

91.8 m<sup>2</sup>



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



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