



14 Cumby Road, Newton Aycliffe
Newton Aycliffe



In Excess of £95,000



14 Cumby Road

Newton Aycliffe, Newton Aycliffe

This well-presented and spacious two-bedroom property offers comfortable and convenient living, making it an ideal home for first-time buyers, small families, or those looking to downsize.

Upon entering the property, you are welcomed by a porch which leads through to the dining room, open-plan to a modern kitchen, creating a bright and sociable living space ideal for both everyday living and entertaining. The lounge provides a cosy and inviting area to relax and benefits from access to a conservatory, offering additional versatile living space with views over the rear garden.

To the first floor, the property comprises two well-proportioned double bedrooms and a family bathroom fitted with a corner bath, vanity sink, and WC.

Externally, the property enjoys an enclosed rear garden featuring low-maintenance astro turf and a decked patio area, perfect for outdoor dining, entertaining guests, or simply relaxing in a private setting.

Council Tax band: A

Tenure: Freehold

- Two Spacious Double Bedrooms
- Conservatory Providing Additional Living Space
- Dining Room and Modern Kitchen
- Enclosed Low-Maintenance Rear Garden with Decked Patio
- Ideal for First-Time Buyers or Investors
- Energy Performance Certificate: TBC



Porch

9'11" × 4'2" (3.03 × 1.27 m)

Dining Room

14'9" × 10'1" (4.52 × 3.09 m)

Kitchen

9'10" × 4'3" (3.01 × 1.31 m)

Lounge

9'9" × 14'10" (2.99 × 4.54 m)

Landing

5'6" × 2'6" (1.68 × 0.78 m)

Bedroom 1

9'10" × 14'10" (3.00 × 4.53 m)

Bedroom 2

11'10" × 8'5" (3.63 × 2.58 m)

Bathroom

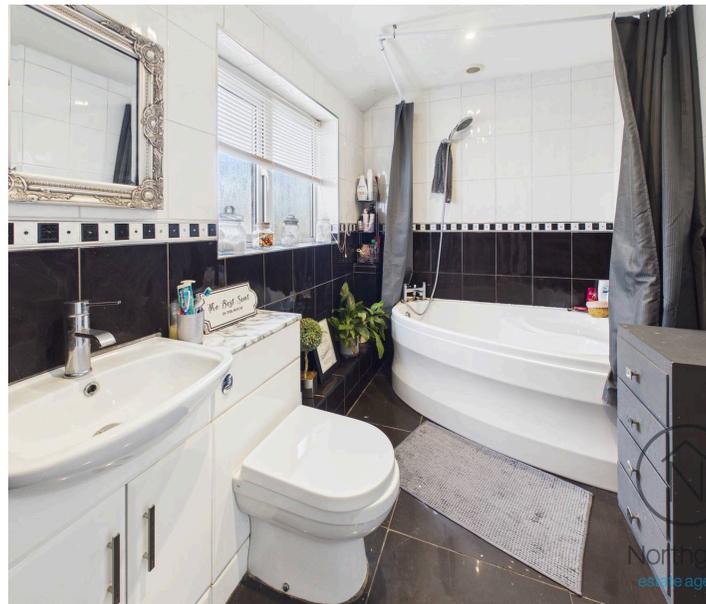
8'10" × 6'2" (2.70 × 1.88 m)





FRONT GARDEN

REAR GARDEN





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Approximate total area⁽¹⁾

- 845 ft²
- 78.5 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

— Reduced headroom
— Below 5 ft/1.5 m

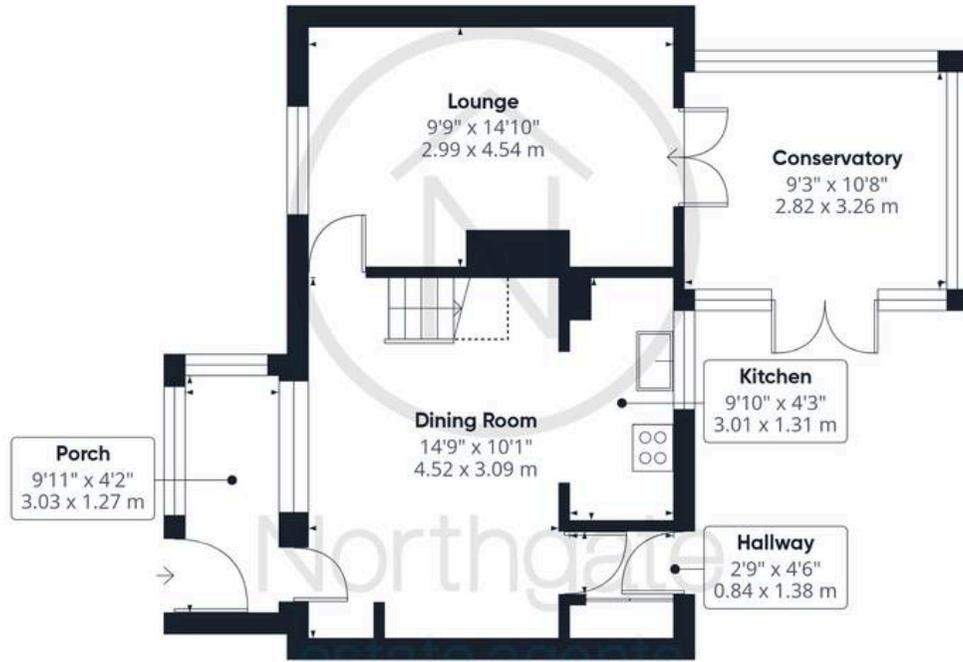
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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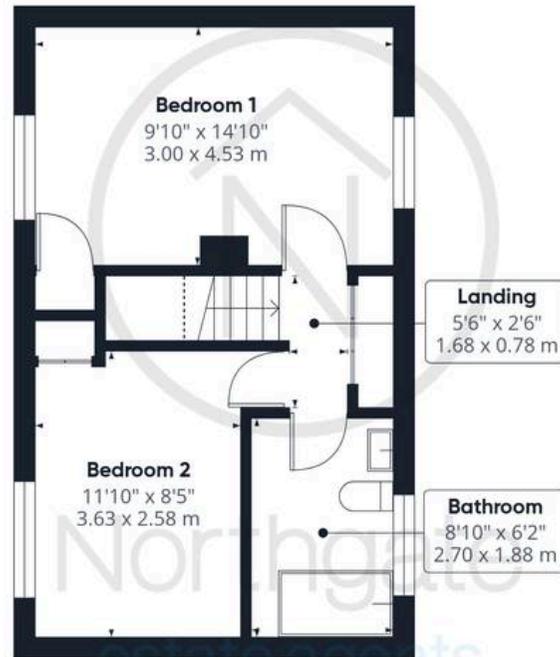




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Ground Floor



Floor 1



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78.5 m²

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1.1 m²

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..... Below 5 ft/1.5 m

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