



Bury Road, Newton Aycliffe
Newton Aycliffe



Offers in Region of £160,000



Bury Road

Newton Aycliffe, Newton Aycliffe

Offers Invited Between £160,000 - £170,000.

This beautifully presented spacious four-bedroom home offers an excellent blend of modern style and family-friendly practicality, with thoughtfully designed accommodation throughout. Featuring two generous reception rooms, the property provides bright and welcoming living spaces ideal for both relaxing and entertaining. A spacious hallway leads through to the lounge and open-plan family room, complete with a log-burning stove and doors opening seamlessly onto the garden, creating an ideal setting for indoor-outdoor living.

The modern kitchen/diner is fitted with sleek white units, wooden worktops, a large range cooker, double Belfast sink, and ample storage, making it a practical and sociable hub for family life. The four bedrooms are all well-proportioned and are served by a family bathroom.

Further enhancing the home is a modern utility room offering direct access to the garden, alongside the added convenience of a downstairs WC.

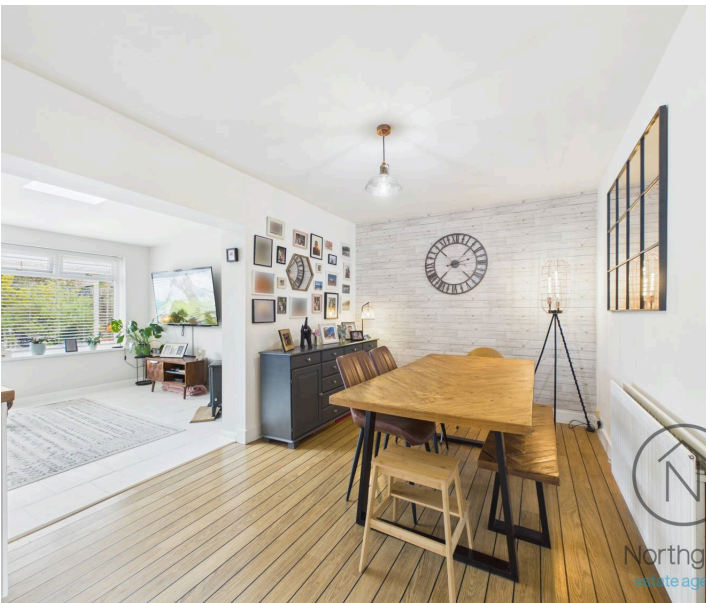
Externally, the generous rear garden provides an excellent outdoor space for families and entertaining alike, featuring a well-maintained lawn, decked patio seating area, 16ft workshop, and separate shed. Mature shrubs and small trees add character and privacy, while secure fencing creates a safe and enclosed environment.



To the front, a paved driveway provides valuable off-road parking and enhances the property's kerb appeal. The abundance of natural light throughout gives the home a bright and airy feel, while the flexible layout and attractive outdoor space make this property ideally suited to growing families and professionals seeking a versatile move-in-ready home. Council Tax band: B

Tenure: Freehold

- Beautiful 4 Bedroom with Off Street Parking
- Modern kitchen/Diner with Double Belfast Sink | Utility | WC
- Lounge | Open plan living area with wood burning stove
- Substantial sized rear garden with decked patio and 16' Workshop and Shed
- Modern bathroom
- Energy Performance Certificate: TBC





Hallway

12' 2" x 7' 10" (3.70m x 2.40m)

Lounge

13' 1" x 11' 3" (3.99m x 3.42m)

Kitchen / diner

27' 1" x 9' 1" (8.26m x 2.76m)

Family Room

17' 1" x 10' 8" (5.21m x 3.25m)

Utility Room

9' 4" x 7' 9" (2.84m x 2.36m)

Wc

4' 4" x 2' 7" (1.33m x 0.80m)

Bedroom 1

13' 3" x 10' 8" (4.05m x 3.26m)

Bedroom 2

10' 9" x 9' 2" (3.27m x 2.79m)

Bedroom 3

9' 6" x 9' 3" (2.89m x 2.82m)

Bedroom 4

8' 2" x 7' 8" (2.48m x 2.33m)

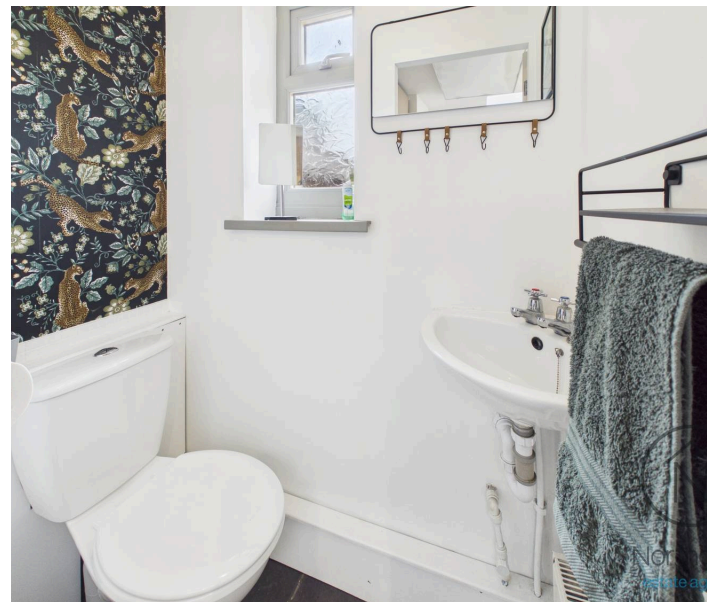
Bathroom

8' 6" x 5' 9" (2.58m x 1.74m)

Rear Garden

DRIVEWAY

2 Parking Spaces





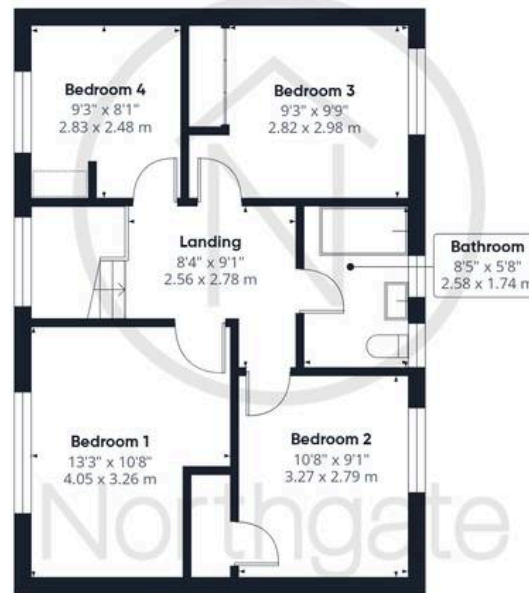




Northgate
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1351 ft²

125.6 m²

Reduced headroom

4 ft²

0.4 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.

GIRAFFE360



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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