



Barrington Road, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £130,000



Barrington Road

Newton Aycliffe

Situated in a popular residential location, this beautifully presented three-bedroom terraced home offers spacious and modern accommodation, making it an ideal purchase for first-time buyers, growing families, and professionals alike.

The property opens into a welcoming entrance hall leading to a spacious living room, complete with a contemporary fireplace and French doors opening onto the rear garden, creating the perfect space for relaxing or entertaining. The heart of the home is the stylish open-plan kitchen/dining room, fitted with modern grey cabinetry, integrated appliances, ample worktop space, and plenty of room for family dining. A separate utility room provides additional storage and space for laundry appliances, with convenient access to the garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes. A modern family bathroom completes the accommodation and is fitted with a white three-piece suite comprising a bath with shower over, wash hand basin, and WC.

Externally, the property boasts an attractive front garden, while the enclosed rear garden has been designed for low maintenance, offering an artificial lawn, a paved patio, and a seating area—ideal for outdoor dining and entertaining. The property also benefits from a detached single garage, providing secure parking or additional storage.

- Beautifully presented three-bedroom terraced home
- Stylish open-plan kitchen/dining room with integrated appliances and separate utility room



Finished in a modern neutral style throughout, this fantastic home is ready to move straight into and is conveniently located close to local schools, shops, amenities, and excellent transport links

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

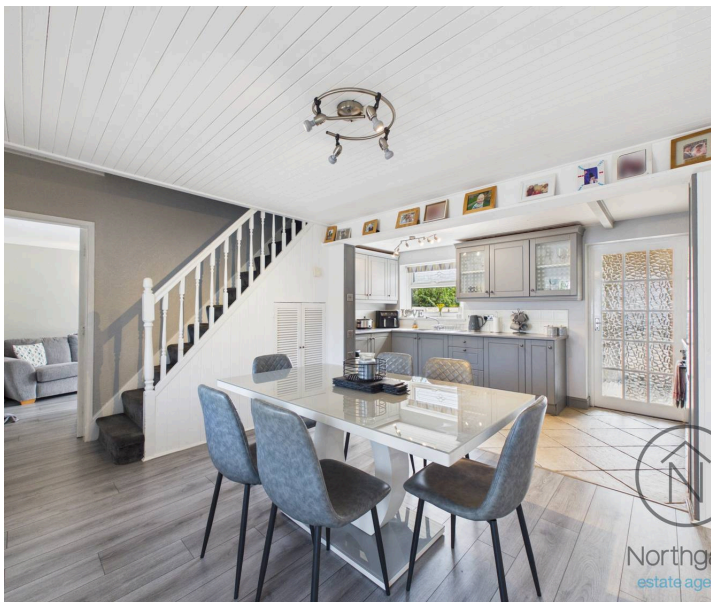
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: A

Tenure: Freehold

Front Garden

Rear Garden





Porch

10' 5" x 3' 3" (3.18m x 0.99m)

Lounge

16' 10" x 10' 6" (5.14m x 3.20m)

Kitchen / diner

16' 9" x 14' 10" (5.10m x 4.52m)

Utility Room

7' 10" x 6' 5" (2.39m x 1.96m)

Bedroom 1

10' 10" x 9' 11" (3.30m x 3.03m)

Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m)

Bedroom 3

12' 8" x 6' 0" (3.87m x 1.83m)

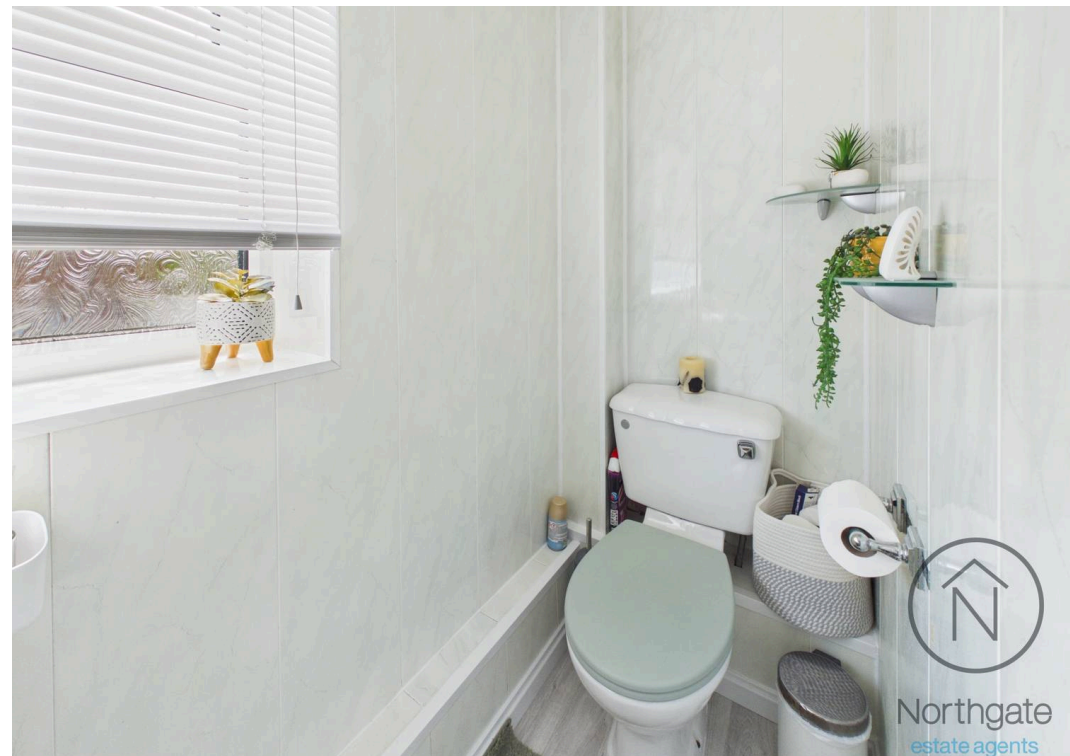
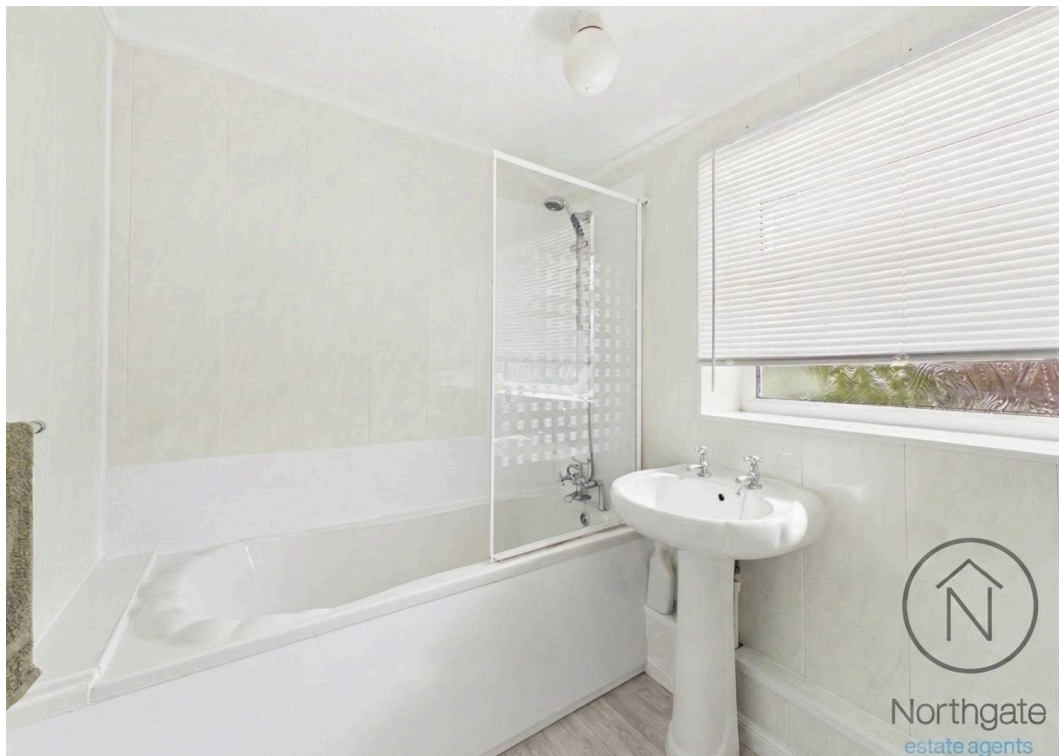
Bathroom

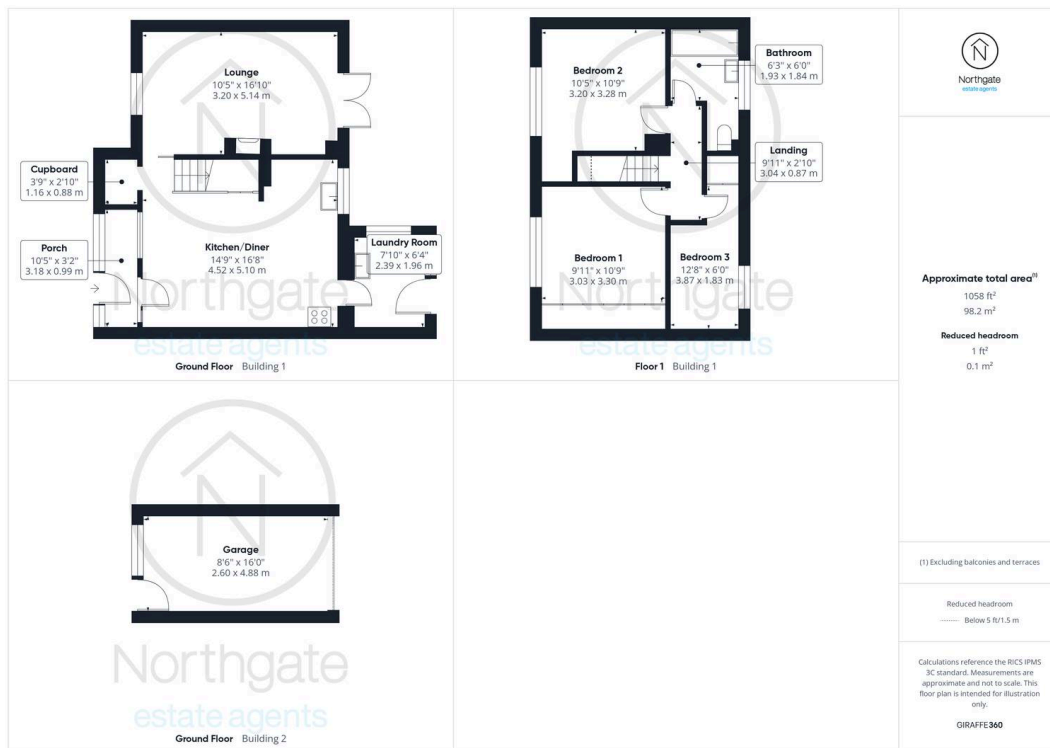
6' 4" x 6' 0" (1.93m x 1.84m)

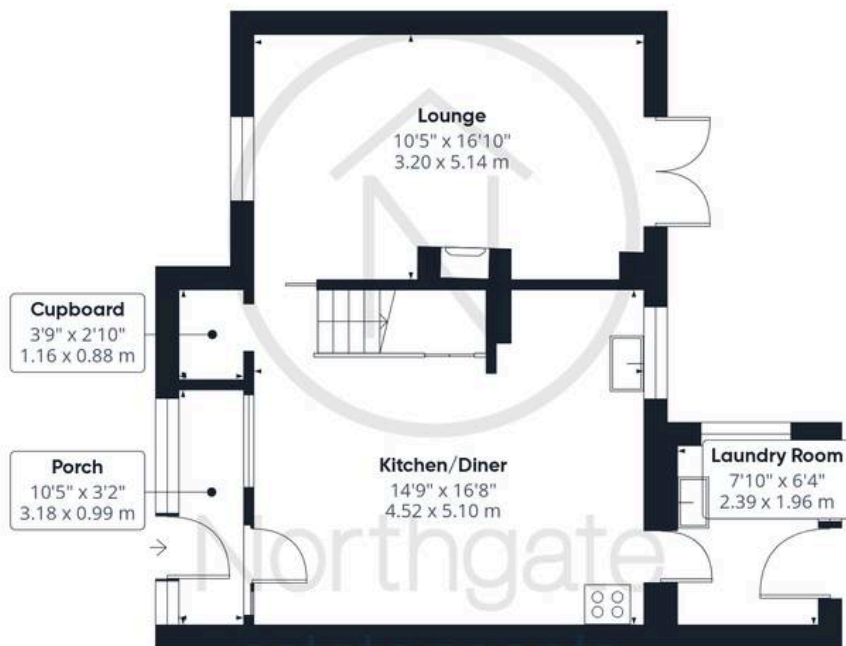
Garage

16' 0" x 8' 6" (4.88m x 2.60m)

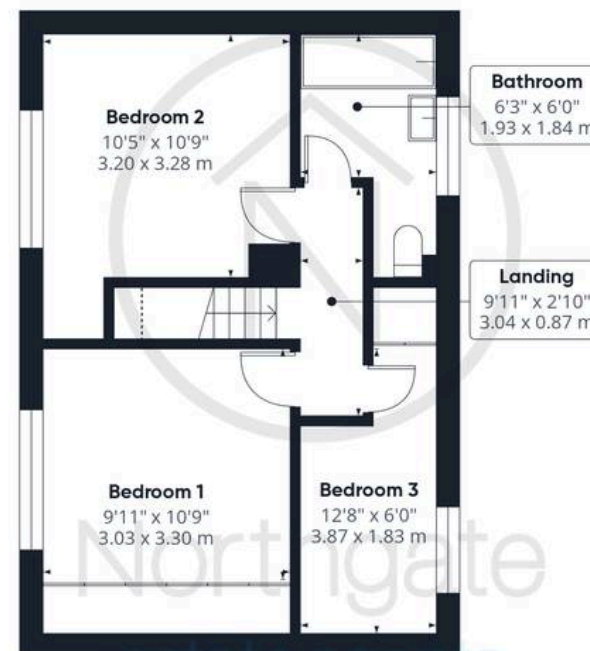








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
estate agents

Approximate total area⁽¹⁾

1058 ft²

98.2 m²

Reduced headroom

1 ft²

0.1 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.

GIRAFFE360



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