



11 Ross Walk, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £125,000





## Ross Walk

Newton Aycliffe

### Spacious Three-Bedroom Terraced Home

This spacious three-bedroom terraced home offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The accommodation briefly comprises an entrance hall leading to two generous reception rooms, providing flexible living and dining space, together with a fitted kitchen offering a range of wall and base units and ample worktop space.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, laid mainly to lawn with a patio area, providing a pleasant outdoor space for relaxing or entertaining. To the front is a lawned garden with a footpath leading to the entrance, while on-street parking is available nearby.

Conveniently situated close to local amenities, well-regarded schools, and excellent transport links, this property offers generous accommodation throughout and presents an excellent opportunity for buyers seeking a home in a popular residential location.



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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**

- Three Bed Terraced Property in Popular Location
- Spacious living area | Dining Area with Garden access via French Doors
- Modern kitchen units
- Utility Room with WC
- Modern bathroom fixtures
- Energy Performance Certificate: D







#### Hallway

9' 11" x 5' 7" (3.03m x 1.71m)

#### Lounge

17' 2" x 9' 10" (5.23m x 3.00m)

#### Kitchen

10' 7" x 9' 9" (3.22m x 2.97m)

#### Dining Room

10' 8" x 10' 2" (3.25m x 3.09m)

#### Utility / WC

9' 7" x 5' 0" (2.93m x 1.53m)

#### Rear Hallway

5' 6" x 2' 11" (1.68m x 0.88m)

#### Bedroom 1

14' 10" x 9' 10" (4.51m x 3.00m)

#### Bedroom 2

10' 8" x 10' 1" (3.24m x 3.08m)

#### Bedroom 3

9' 10" x 8' 0" (3.00m x 2.43m)

#### Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)





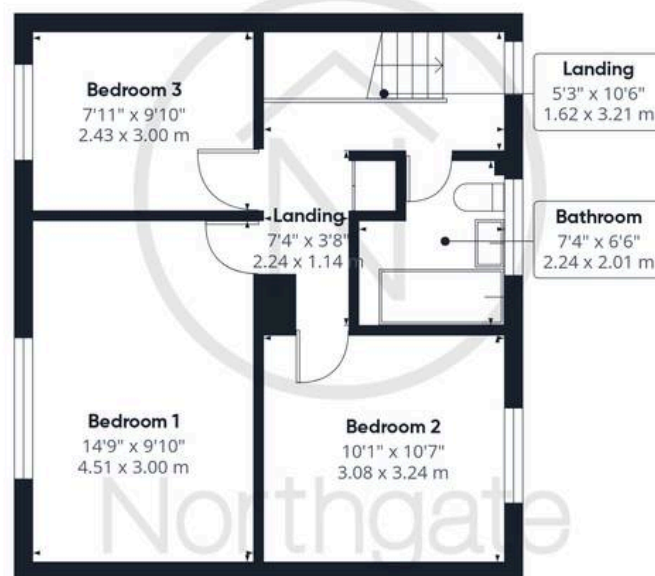




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Ground Floor



Floor 1

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

981 ft<sup>2</sup>

91.1 m<sup>2</sup>

(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

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