



Sanderson Close, Newton Aycliffe

Newton Aycliffe



In Excess of £130,000





## 4 Sanderson Close

Newton Aycliffe, Newton Aycliffe

Introducing this three-bedroom semi-detached property, bursting with potential and awaiting a creative touch. While the home benefits from spacious living areas and a desirable location, it presents a unique opportunity for refurbishing and customisation to suit your tastes and needs. Featuring a ground floor wet room extension, a garage, and sizeable front and rear gardens, this home is poised for transformation into a modern haven.

Upon entering, you're met with a sizeable hallway that opens into a bright living space, with large windows. Kitchen with a range of wall and base units. Adjacent to it, the dining area provides a cosy space for family gatherings. The wet room, conveniently located to the rear of the property.

First floor landing leading to three well-proportioned bedrooms, and the separate bathroom and WC.

The exterior of the property includes off-street parking and gardens to the front and rear, both offering great potential for landscaping and personalisation.

Located a short distance from the town centre, the property is well-situated for convenient access to local shops, schools, and transport links, placing all necessities within easy reach.

This semi-detached home, offers the opportunity for refurbishment, is an excellent prospect for those who are looking to invest in and craft their perfect living space. Seize the chance to purchase this home.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi-Detached





**Hallway:**

5'6" x 9'11" (1.68 x 3.05 m)

**Living Room:**

17'1" x 9'9" (5.23 x 2.99 m)

**Dining Room:**

10'0" x 10'5" (3.05 x 3.18 m)

**Kitchen:**

9'7" x 10'3" (2.94 x 3.14 m)

**Bathroom:**

7'8" x 6'1" (2.36 x 1.88 m)

**First Floor Landing**

**Bedroom:**

14'9" x 9'10" (4.51 x 3.01 m)

**Bedroom:**

10'3" x 10'5" (3.13 x 3.19 m)

**Bedroom:**

8'0" x 9'8" (2.45 x 2.97 m)

**Bathroom:**

4'5" x 6'6" (1.35 x 1.99 m)

**WC:**

2'5" x 4'8" (0.76 x 1.43 m)











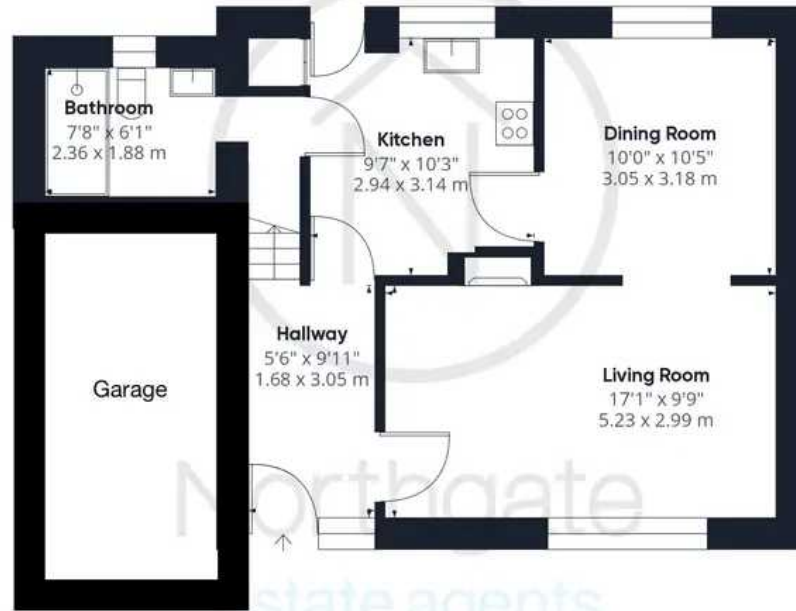








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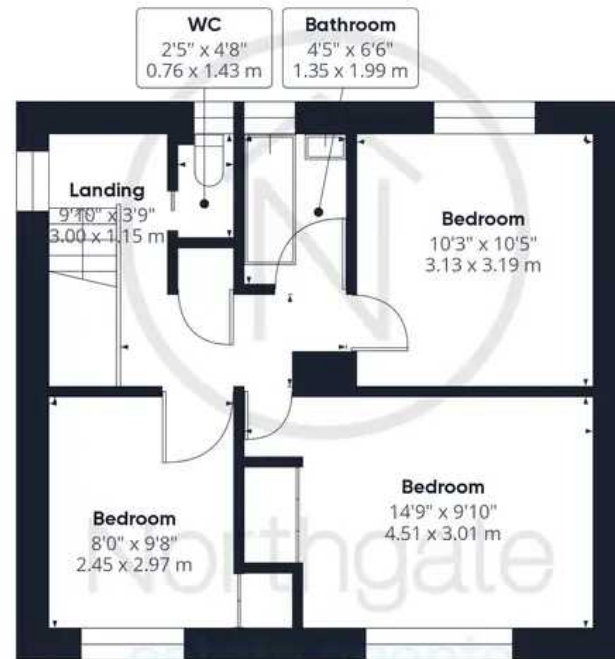


Ground Floor

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

958.7 ft<sup>2</sup>

89.07 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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