



Kirkham Close, Newton Aycliffe

Newton Aycliffe



In Excess of £135,000



3 Kirkham Close

Newton Aycliffe, Newton Aycliffe

Situated in the popular location of Woodham, Newton Aycliffe, this two-bedroom semi-detached property presents as an ideal opportunity for a first-time buyer or a small family looking to settle down in a peaceful location. Upon entering, you are greeted by an inviting entrance hall that leads through to the cosy living room, perfect for relaxing. The modern kitchen is equipped with essential appliances.

To the first floor a double master bedroom with built-in wardrobe and storage cupboard, a cosy second bedroom, and a family bathroom, boasting an electric shower over the bath with glass screen, a vanity wash hand basin, and a WC for convenience.

Externally this property truly shines with its generous outdoor space. The large driveway provides ample parking for multiple vehicles, and a slate chipping low-maintenance front garden. The rear garden is a tranquil retreat, featuring a combination of decking, a lush lawn, and a charming summer house, creating an ideal setting for al fresco dining or enjoying a morning coffee in the fresh air. Furthermore, the property offers the potential to extend, subject to the necessary planning and building consents, providing the perfect opportunity to truly customise the space to suit your needs and lifestyle.

In summary, this delightful property offers a wonderful blend of comfort, functionality, and the potential for further development, all within a sought-after location. Don't miss out on the chance to make this house your home.

Council Tax band: A

Tenure: Freehold



Hallway:

3'1" x 4'6" (0.95 x 1.38 m)

Living Room:

13'5" x 10'2" (4.10 x 3.10 m)

Kitchen:

7'8" x 13'1" (2.35 x 4.00 m)

Landing:

2'10" x 6'1" (0.86 x 1.86 m)

Bedroom 1:

12'2" x 10'3" (3.71 x 3.13 m)

Bedroom 2:

9'1" x 6'11" (2.77 x 2.12 m)

Bathroom:

5'6" x 6'1" (1.69 x 1.83 m)





GARDEN

DRIVEWAY

5 Parking Spaces

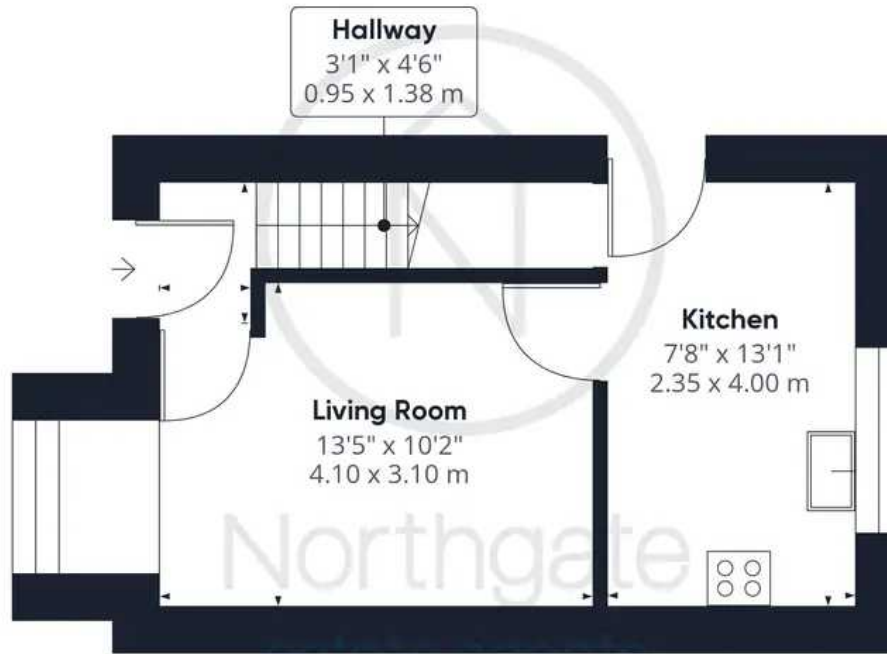








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Ground Floor



Floor 1

Approximate total area⁽¹⁾

553.55 ft²

51.43 m²

(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.

GIRAFFE360



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