



Annand Way, Newton Aycliffe

Newton Aycliffe



Offers in Region of £199,000



## 43 Annand Way

Newton Aycliffe, Newton Aycliffe

Nestled in the heart of a modern estate, this stunning four-bedroom semi-detached property offers the perfect blend of style, comfort, and convenience. The ground floor of the home offers an inviting lounge area and a kitchen/diner. A convenient WC caters for the ground floor of the home. The first floor of the home offers 3 good sized bedrooms and a family bathroom. Arguably the highlight of the home is the second floor benefiting from a master bedroom and en-suite shower room, a perfect retreat after a long day. The home is fitted with a fully functioning alarm system for added safety.

Externally step outside into the inviting outdoor space of this property and discover a tranquil retreat waiting for you. The rear enclosed garden offers privacy with it backing onto a wooded area and plenty of space for outdoor entertaining or relaxation, perfect for enjoying those warm summer evenings with family and friends. Additionally, a well-maintained front garden adds to the kerb appeal of this property, creating a welcoming first impression for guests. Whether you're looking to enjoy a quiet morning coffee or host a summer BBQ, the outdoor space of this property provides the perfect setting for all your outdoor activities. Don't miss this opportunity to make this beautiful property your own and start enjoying the lifestyle you've always dreamt of. The home offers parking and a garage for extra storage and additional parking if required.

Please call the office to arrange a viewing to come and appreciate the standard of this lovely home.

Council Tax band: C

Tenure: Freehold



#### Hallway

3' 9" x 4' 0" (1.14m x 1.22m)

#### Living Room

14' 7" x 12' 8" (4.45m x 3.86m)

#### Kitchen/Diner

15' 9" x 8' 0" (4.80m x 2.44m)

#### Wc

3' 1" x 4' 6" (0.94m x 1.37m)

#### Landing

16' 3" x 6' 3" (4.95m x 1.91m)

#### Bedroom 4

7' 9" x 6' 0" (2.36m x 1.83m)

#### Bedroom 3

7' 9" x 9' 7" (2.36m x 2.92m)

#### Bedroom 2

9' 2" x 9' 4" (2.79m x 2.84m)

#### Bathroom

6' 6" x 5' 3" (1.98m x 1.60m)

#### Bedroom 1

12' 5" x 12' 6" (3.78m x 3.81m)

#### Garage

9' 2" x 18' 3" (2.79m x 5.56m)





**GARDEN**

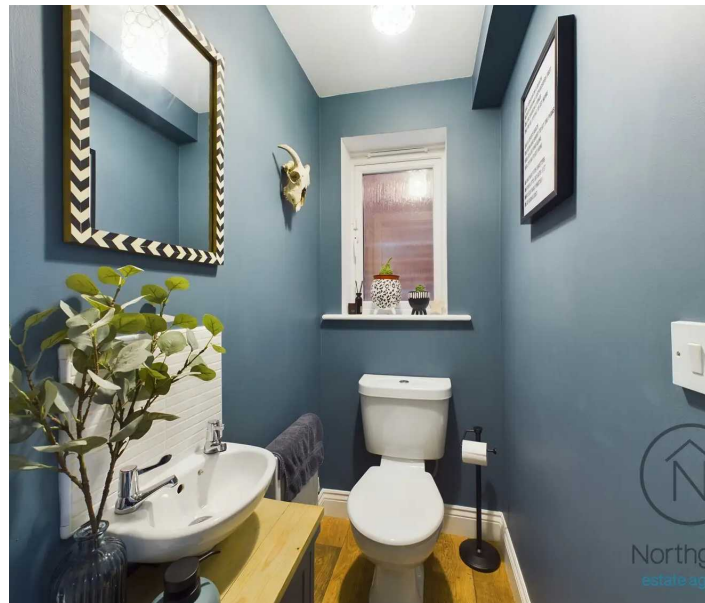
rear enclosed garden & front garden

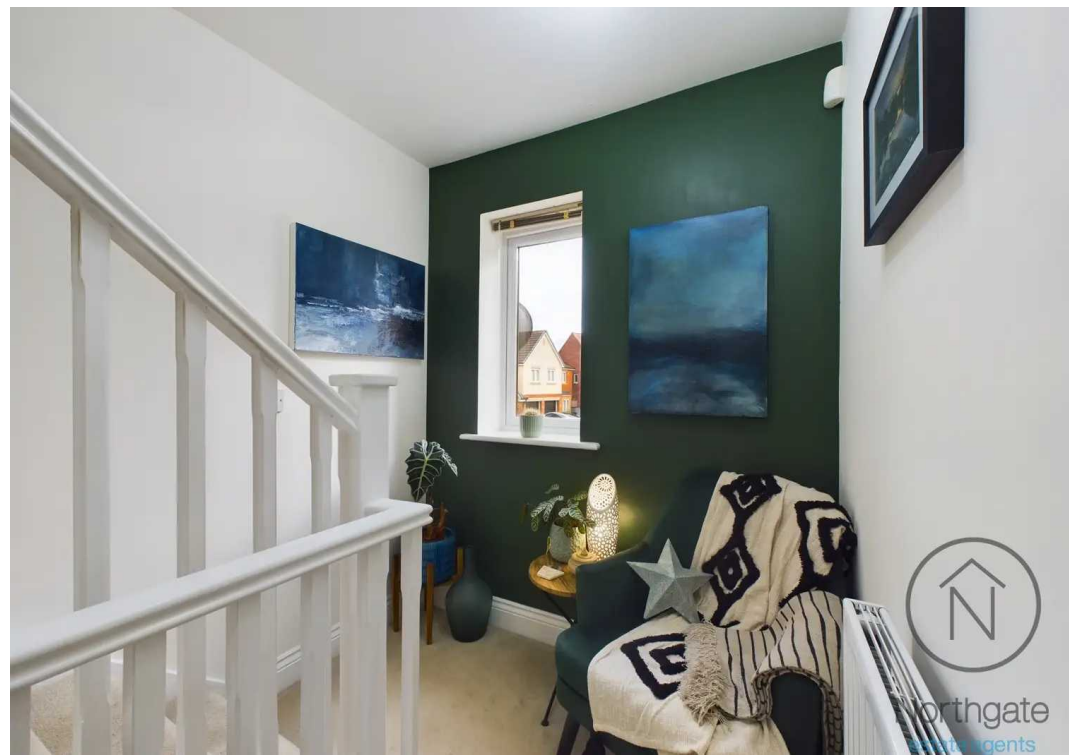
**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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

1131.28 ft<sup>2</sup>  
105.1 m<sup>2</sup>

Reduced headroom

14.45 ft<sup>2</sup>  
1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



## Northgate - County Durham

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