



Birch Way, Newton Aycliffe

Newton Aycliffe







## Birch Way

Newton Aycliffe, Newton Aycliffe

**Looking to Buy Your First Home?** *Take Advantage of the First Homes Scheme\**! Discover modern charm in this beautifully upgraded two-bedroom mid-terrace property, perfect for first-time buyers looking for style, comfort, and savings. This immaculate home features:

Step into a welcoming entrance hall leading to a modern kitchen with integrated appliances. The inviting lounge showcases a sleek media wall and an electric feature fire, perfect for cosy evenings. A ground-floor W.C. offers added convenience, while the family bathroom includes an upgraded shower over the bath, providing a tranquil retreat. Enjoy alfresco dining in the low-maintenance ceramic-tiled patio garden, complete with mood lighting. A double resin driveway provides ample off-road parking. With an impressive energy efficiency rating of *B*, this home blends comfort and sophistication for modern-day living.

- Modern Two Bedroom Mid Terrace With Upgrades By The Current Owners
- Entrance Hall, Modern Kitchen With Integrated Appliances
- Ground Floor W.C., Lounge With Media Wall & Electric Feature Fire
- Family Bathroom With Upgraded Shower Over Bath
- Externally double resin driveway, low maintenance ceramic tiled patio garden with mood lighting
- Energy efficiency rating: B



### \*The First Homes Scheme – Your Path to Affordable Homeownership!

Through the First Homes Scheme, you can purchase this property at a significantly reduced price:

- **List Price:** £145,000
- **30% Discount:** £43,500
- **Your Price:** £101,500

#### Key Scheme Features:

- **Discounted Price:** Buy your first home at 70% of the market value.
- **Eligibility:** Available for first-time buyers with a household income under £80,000.
- **Resale Restrictions:** The property must be resold at 70% of market value to eligible buyers, ensuring continued affordability.

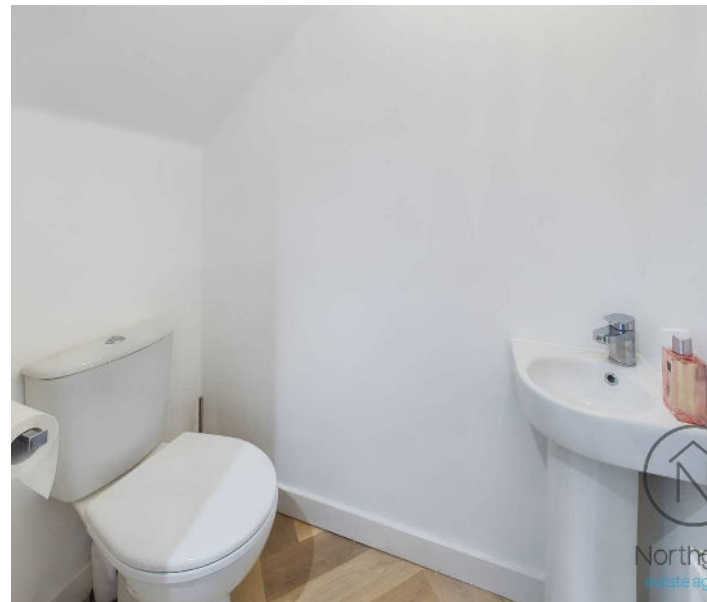
Don't miss this fantastic opportunity to get onto the property ladder with style and savings.

#### Contact Us Today for More Details or to Arrange a Viewing:

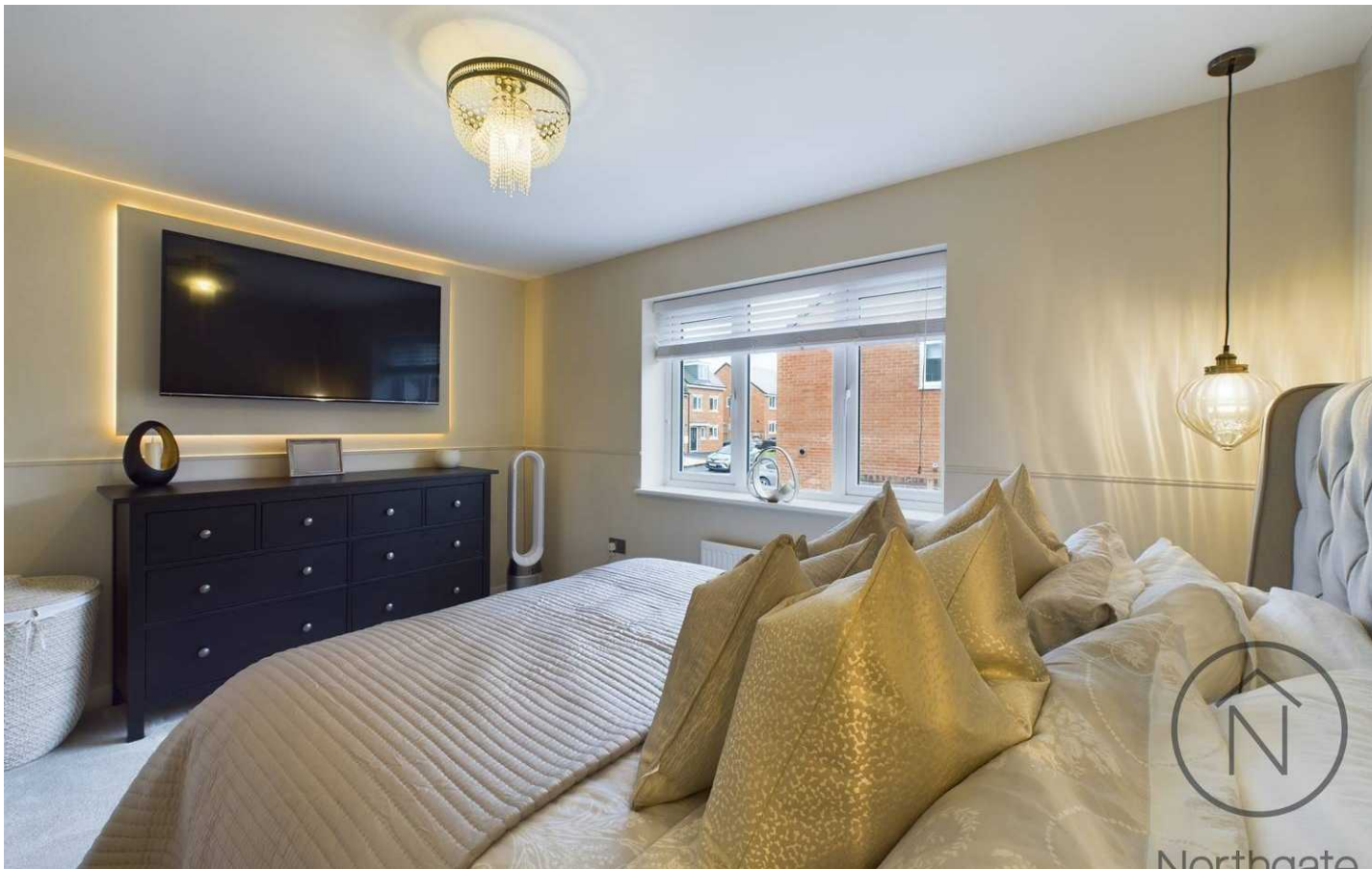
Ellie Angus, Property Consultant **01325 728337**

Council Tax band: A

Tenure: Freehold







**Hallway:**

3'5" x 3'7" (1.05m x 1.11m)

**WC:**

4'11" x 2'9" (1.52m x 0.86m)

**Kitchen:**

11'8" x 9'9" (3.58m x 2.99m)

**Living Room:**

9'7" x 11'3" (2.93m x 3.43m)

**First Floor:**

**Landing:**

4'9" x 6'5" (1.47m x 1.97m)

**Bedroom One:**

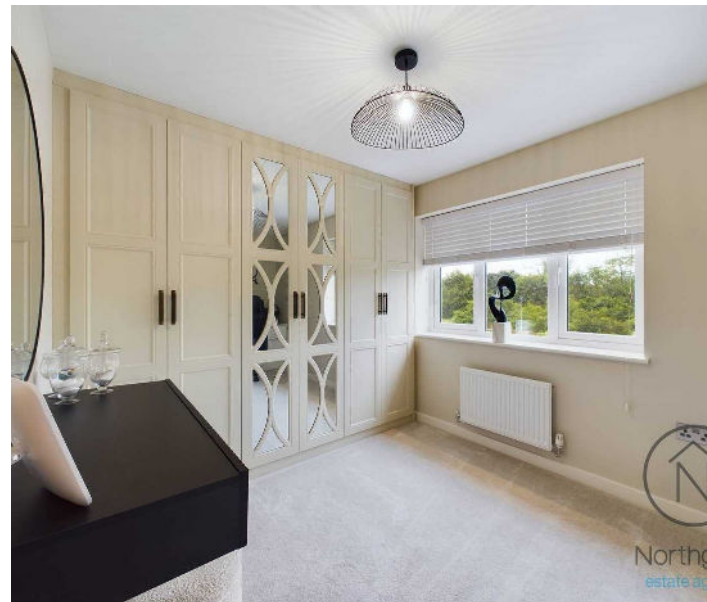
8'8" x 12'11" (2.66m x 3.95m)

**Bedroom Two:**

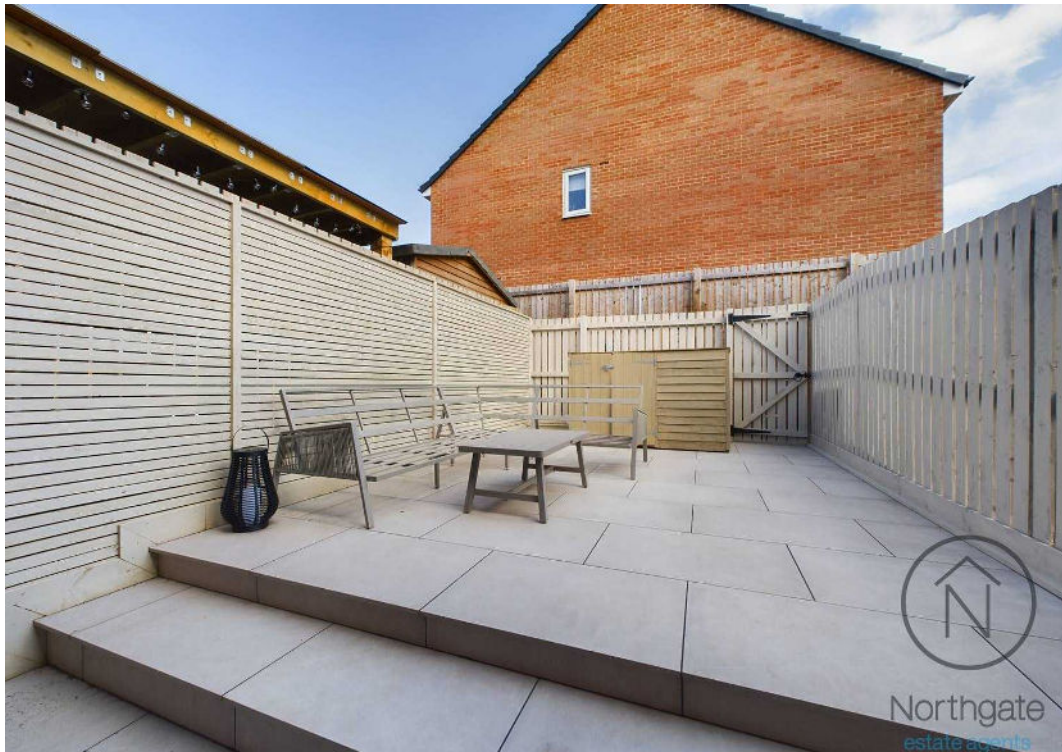
8'3" x 7'11" (2.54m x 2.43m)

**Bathroom:**

6'7" x 6'2" (2.02m x 1.90m)











Northgate  
estate agents



Ground Floor



Floor 1

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

578.56 ft<sup>2</sup>

53.75 m<sup>2</sup>

**Reduced headroom**

0.75 ft<sup>2</sup>

0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## 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/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.