



37 Aylmer Grove, Newton Aycliffe
Newton Aycliffe



In Excess of £190,000



37 Aylmer Grove

Newton Aycliffe, Newton Aycliffe

Four-Bedroom Family Home with Great Potential in

Newton Aycliffe - Welcome to Aylmer Grove, a spacious four-bedroom detached family home situated in the desirable area of Newton Aycliffe. This property offers a fantastic opportunity for those looking to refurbish and make a house truly their own.

As you enter, a welcoming hallway leads into the main living areas. The large lounge, complete with a fireplace, flows openly into the dining room, creating a generous space for family activities and entertaining. The kitchen, which opens into a breakfast room, provides a functional area for everyday meals and gatherings.

The main floor comprises three double bedrooms and a family bathroom, offering ample space for the entire family.

On the lower ground floor, you'll find a hallway with side access to the property. This level includes a second living room, a kitchen/utility area, a sunroom, an additional double bedroom, and a bathroom, making it ideal for extended family or guests.

Outside, the property features a block-paved double driveway and a lawn area at the front, providing practical parking and outdoor space. The rear garden includes a raised lawn area, block-paved paths, and outbuildings, offering potential for landscaping and outdoor projects.

While this property requires significant updating and refurbishment, it provides the perfect blank canvas to create your dream home.

- Four-Bedroom Family Home Ideal for growing families with ample space.



For further details or to arrange a viewing, please contact Claire Hutchinson, Property Consultant, on 01325 728 332. Don't miss this opportunity to transform Aylmer Grove into a perfect family residence with your personal touch!

Council Tax band: E

Tenure: Freehold

Entrance Hall:

7'10" x 8'6" (2.39m x 2.60m)

Lounge:

27'0" x 15'4" (8.23m x 4.68m) / 26'0" x 4'5" (7.92m x 1.37m)

Dining Room:

15'4" x 9'1" (4.67m x 2.77m)

Kitchen:

10'5" x 11'1" (3.20m x 3.39m)

Breakfast Room

7'8" x 13'6" (2.34m x 4.12m)

Bedroom 1:

12'0" x 11'9" (3.66m x 3.59m)

Bedroom 2:

8'10" x 11'2" (2.71m x 3.41m)

Bedroom 3:

11'7" x 11'2" (3.54m x 3.42m)

Bathroom:

8'3" x 5'10" (2.51m x 1.78m)





Lower Ground Floor:

Hallway:

2'10" x 5'1" (0.86m x 1.56m) 17'3" x 3'2" (5.26m x 0.98m)

Bedroom 4:

10'3" x 11'3" (3.15m x 3.43m)

Living Room:

9'7" x 11'3" (2.94m x 3.44m)

Kitchen/Utility:

4'10" x 7'9" (1.49m x 2.36m)

Sun Room:

26'2" x 4'5" (7.99m x 1.37m)

Bathroom:

5'4" x 6'6" (1.64m x 2.00m)

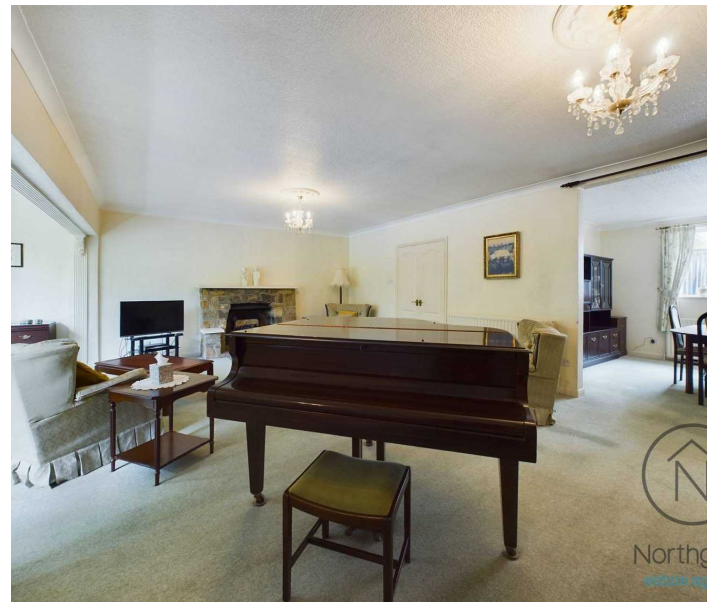
Outbuilding

Room 1: 10'9" x 7'7" (3.28m x 2.31m) / Room 2: 43'1" x 12'6" (13.13m x 3.80m) / Room 3: 10'9" x 7'7" (3.28m x 2.31m)

Garden

DRIVEWAY

2 Parking Spaces





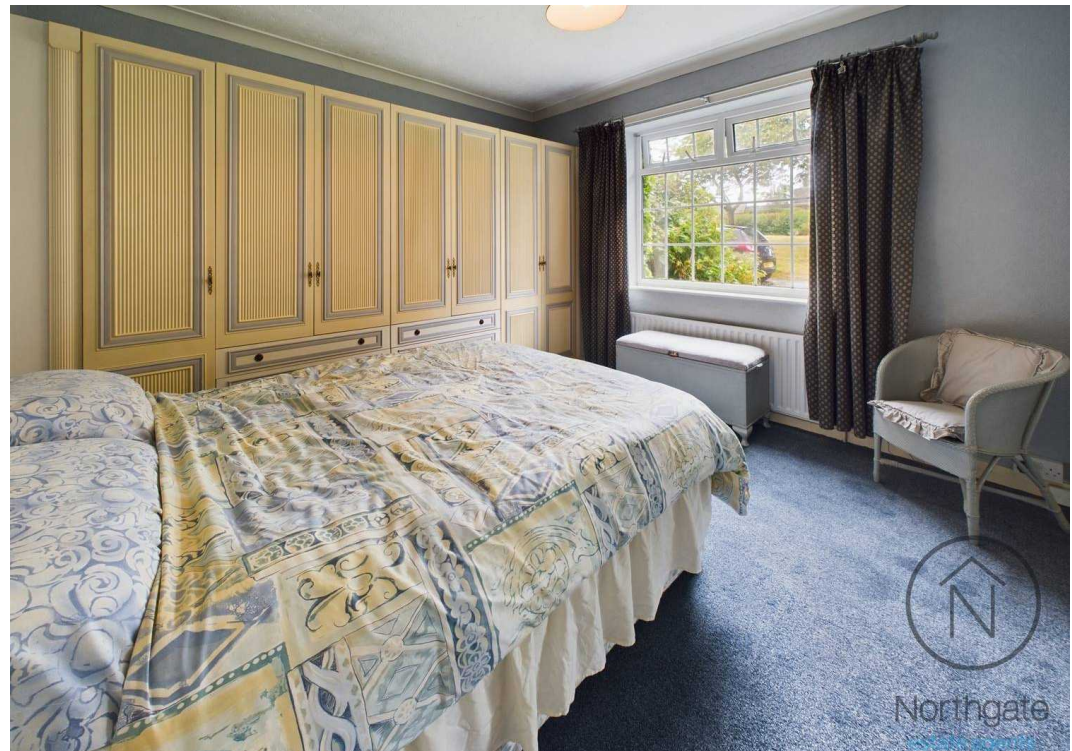
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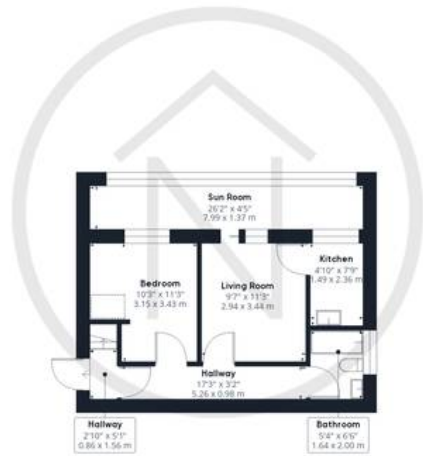


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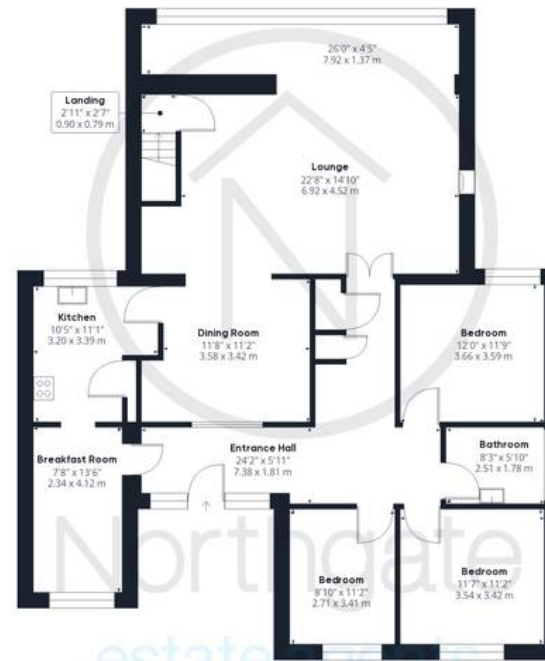
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Ground Floor Building 1



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Floor 1 Building 1



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Approximate total area

2343.09 ft²

217.68 m²

Reduced headroom

6.57 ft²

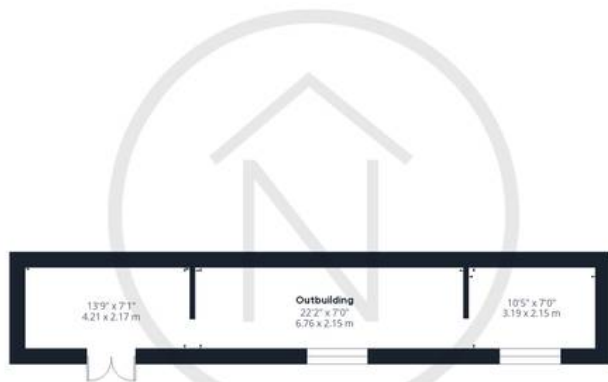
0.61 m²

(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



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Ground Floor Building 2



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



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