



The Swale, Newton Aycliffe
Newton Aycliffe



In Excess of £220,000



The Swale

Newton Aycliffe

Well-presented three-bedroom detached home family home offers spacious and versatile accommodation, together with a private rear garden, driveway and garage.

The property opens into a welcoming entrance hallway with stairs leading to the first floor. The spacious lounge provides a comfortable main living area and features a modern media wall, creating an attractive focal point to the room. The open-plan kitchen and dining area provides a practical space for both everyday living and entertaining, with a range of modern high-gloss units, integrated appliances and ample space for dining. Patio doors open directly onto the rear garden, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a private rear garden with a patio seating area and raised lawn, providing a pleasant and manageable outdoor space. To the front, a driveway provides off-street parking.

The rear section of the garage was converted by the previous owners for use as a beauty room and is currently utilised for storage. The dividing wall could be removed, if desired, to reinstate the garage as one complete space.



Conveniently positioned for local amenities, schools and transport links, the property offers a practical family home in a popular residential area of the Woodham area.

Council Tax band: D

Tenure: Freehold

- Beautiful Three Bedroom Detached
- Spacious Lounge with Contemporary Media Wall
- Modern Open-Plan Kitchen & Dining Area
- Master Bedroom with En-Suite
- Private Rear Garden, Driveway & Garage
- Energy Performance Certificate: B

Front Garden

Rear Garden

Driveway

1 Parking Space





Hallway

7' 2" x 5' 4" (2.19m x 1.62m)

Lounge

19' 1" x 9' 11" (5.82m x 3.01m)

Kitchen / diner

19' 9" x 13' 6" (6.03m x 4.12m)

Wc

5' 5" x 3' 4" (1.66m x 1.01m)

Landing

9' 9" x 5' 8" (2.96m x 1.72m)

Bedroom 1

10' 1" x 9' 1" (3.08m x 2.76m)

En-suite

6' 2" x 4' 0" (1.89m x 1.21m)

Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m)

Bedroom 3

7' 5" x 6' 11" (2.27m x 2.11m)

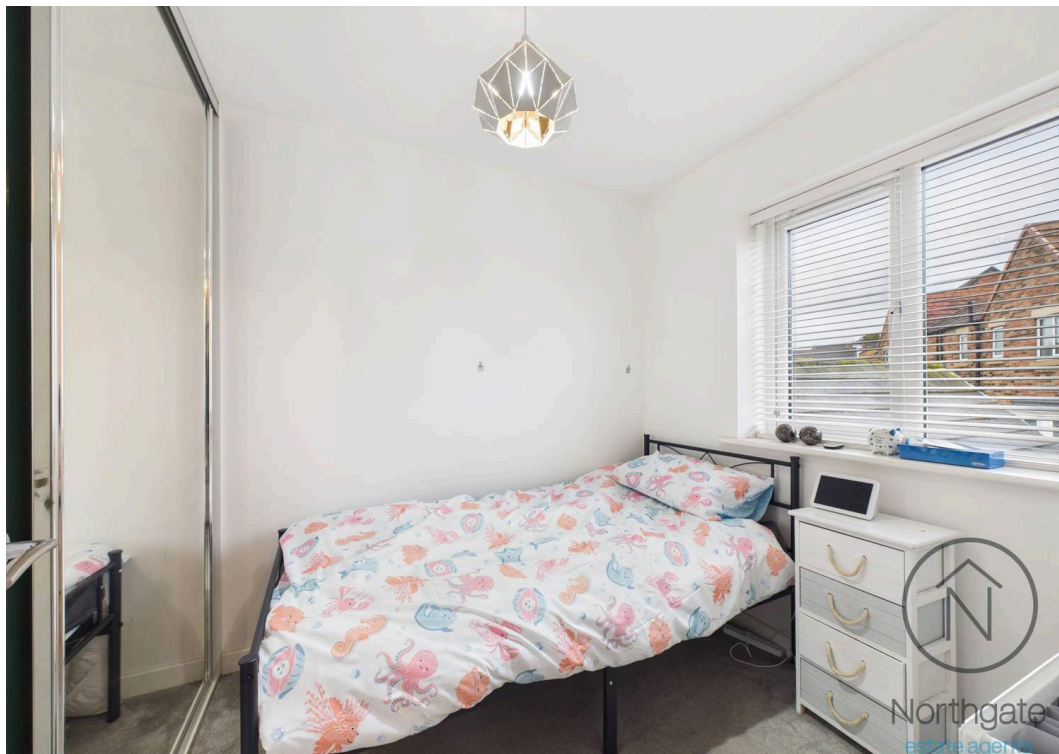
Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

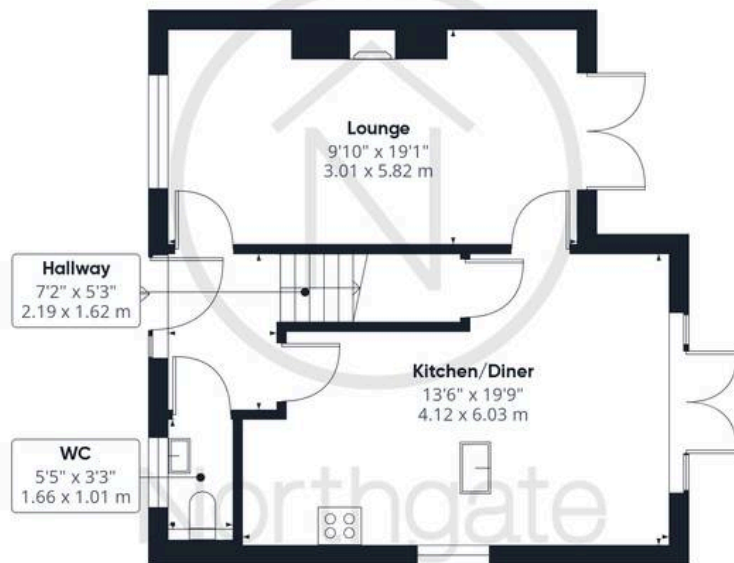
Storage

14' 10" x 9' 11" (4.53m x 3.02m)

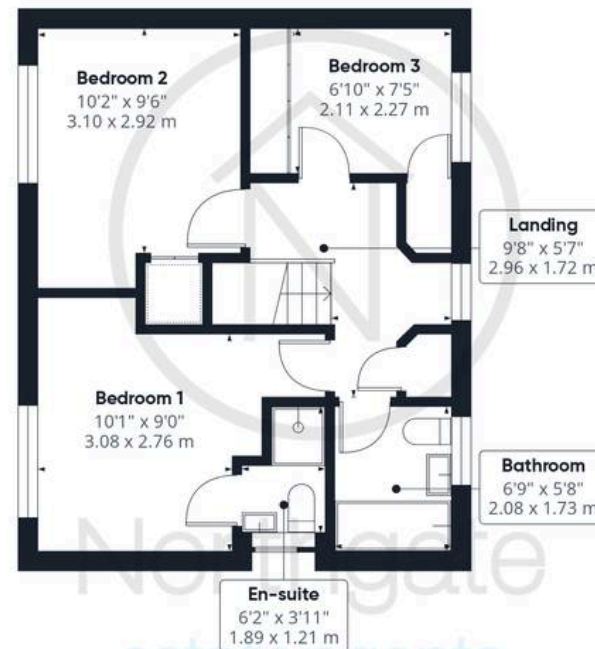




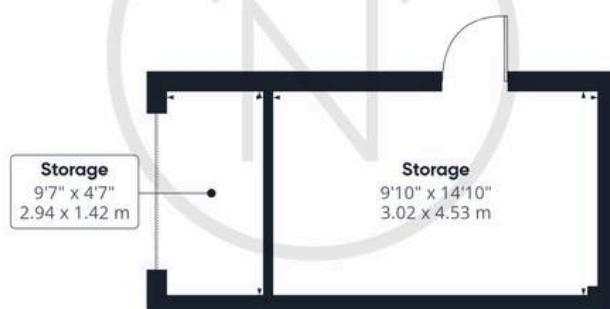




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1107 ft²

102.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • 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.