



Birch Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £190,000



Birch Way

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This three-bedroom semi-detached townhouse offers modern and versatile accommodation arranged over three floors, making it an ideal choice for families, couples or professionals.

The ground floor opens into an entrance porch and hallway, leading through to a spacious lounge with plenty of natural light. To the rear is a modern kitchen/diner fitted with a range of contemporary units, integrated oven and gas hob, with French doors providing direct access to the rear garden. A convenient ground floor WC completes this level.

To the first floor are two well-proportioned bedrooms, both presented in modern neutral tones, along with the family bathroom fitted with a contemporary suite. The landing provides access to the staircase leading to the second floor.

Occupying the top floor is the generous principal bedroom, creating a more private space away from the rest of the accommodation and benefiting from its own en-suite shower room.

Externally, the property benefits from off-road parking for two vehicles. To the rear is an enclosed garden with a lawn and fenced boundaries, providing a pleasant and secure outdoor space for relaxing, entertaining or family use.



Offering well-presented accommodation, two bathrooms, off-road parking and a flexible three-storey layout, this attractive home is ready for its next owners to move in and enjoy.

Council Tax band: C

Tenure: Freehold

- Three-Bedroom Semi-Detached Home
- Spacious Accommodation Arranged Over Three Floors
- Modern Kitchen/Diner with French Doors to Rear Garden
- Principal Bedroom with En-Suite Shower Room
- Enclosed Rear Garden and Off-Road Parking for Two Vehicles
- Energy Performance Certificate: B

Porch

4' 1" x 3' 7" (1.25m x 1.09m)

Lounge

14' 7" x 11' 10" (4.45m x 3.61m)

Hallway

4' 11" x 4' 5" (1.49m x 1.34m)

WC

4' 4" x 3' 8" (1.32m x 1.13m)

Kitchen / diner

11' 9" x 7' 8" (3.57m x 2.34m)

Bedroom 2

11' 11" x 8' 8" (3.62m x 2.65m)

Bedroom 3

11' 10" x 7' 9" (3.60m x 2.35m)

Bathroom

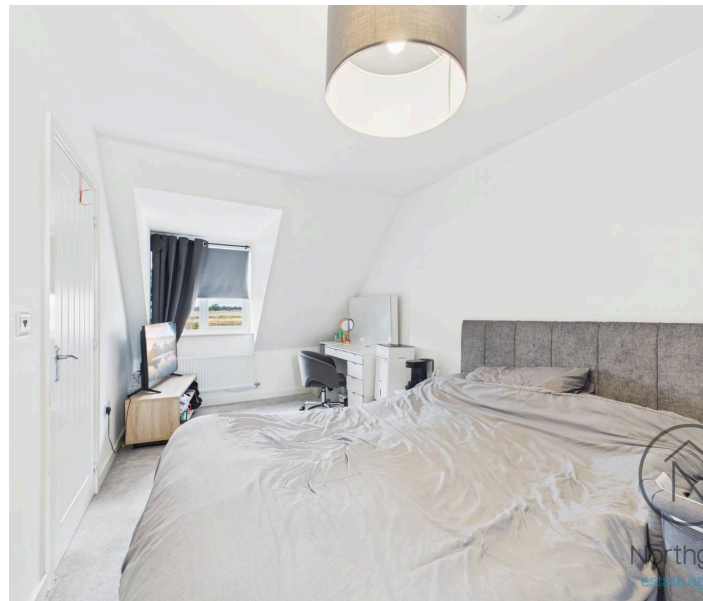
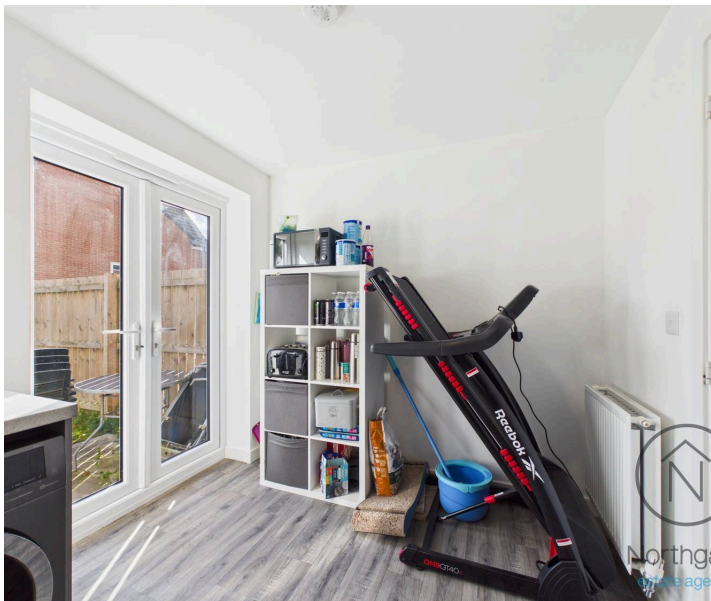
8' 0" x 5' 7" (2.43m x 1.69m)

Bedroom 1

16' 11" x 8' 6" (5.15m x 2.60m)

En-suite

11' 3" x 6' 6" (3.44m x 1.99m)



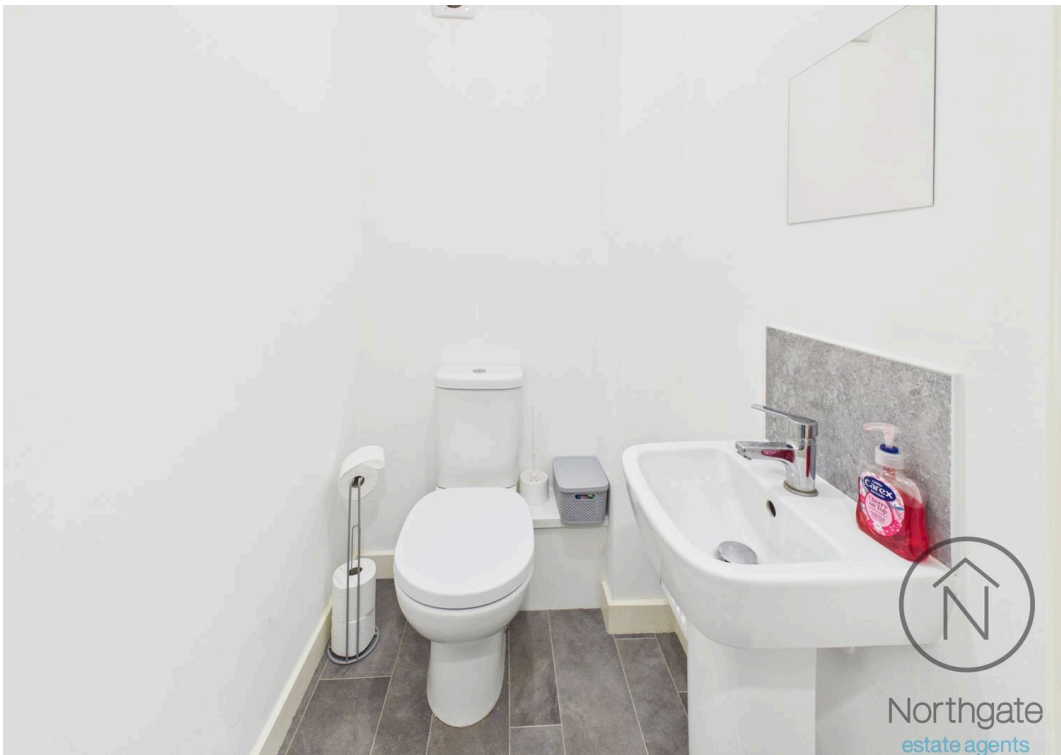


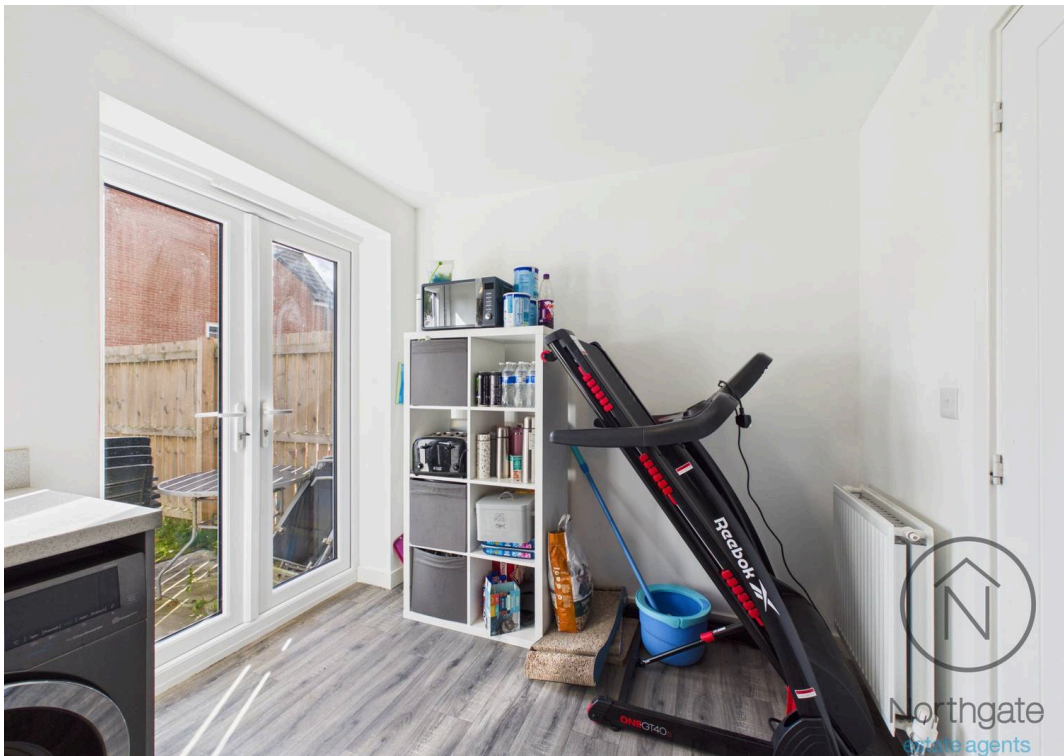
REAR GARDEN

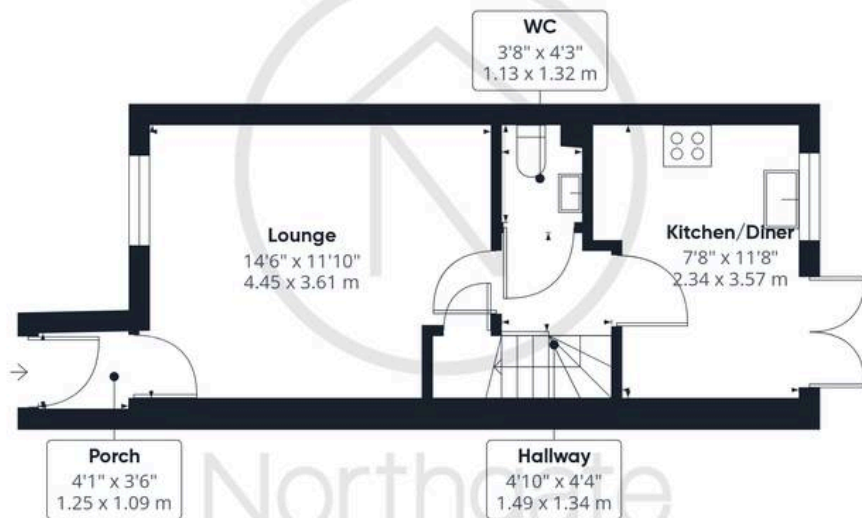
DRIVEWAY

2 Parking Spaces

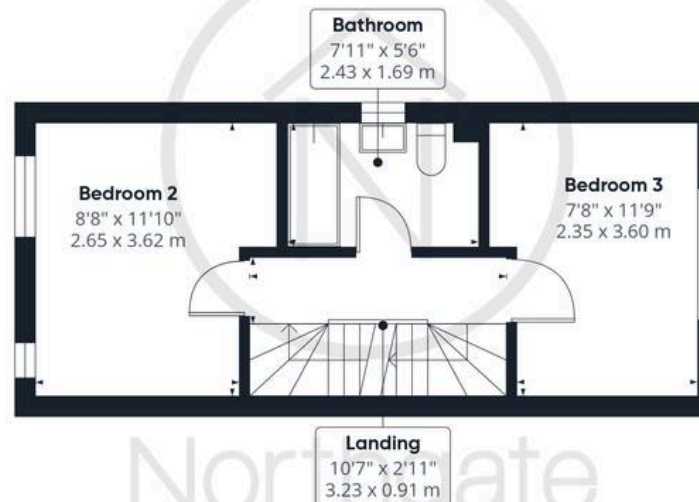








Ground Floor



Floor 1



Floor 2



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Approximate total area⁽¹⁾

869 ft²

80.8 m²

Reduced headroom

23 ft²

2.2 m²

(1) Excluding balconies and terraces

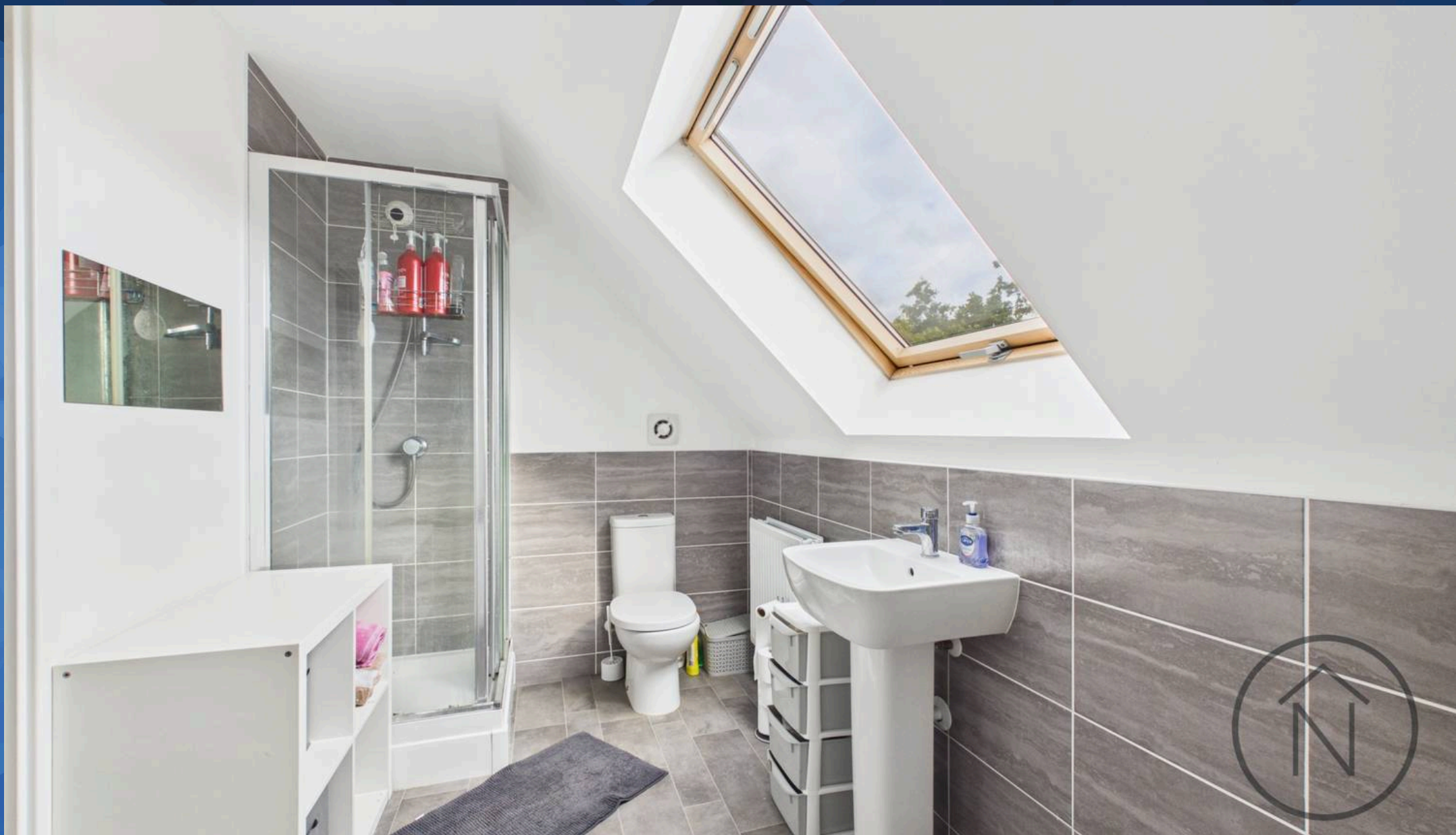
Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





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