



Emerson Way, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £115,000



Emerson Way

Newton Aycliffe

We are delighted to present this well-maintained two-bedroom end-terrace home, offering spacious accommodation, generous gardens and a detached garage, making it an ideal purchase for first-time buyers, small families or those looking to downsize.

The property briefly comprises a welcoming entrance hallway, a bright and spacious lounge, and a fitted kitchen featuring wood-effect units, contrasting worktops and views over the garden. A separate utility room and useful storage area provide additional practicality.

To the first floor are two well-proportioned bedrooms, a family bathroom with a white suite and shower over bath, and a separate WC.

Externally, the property benefits from generous, well-established gardens, predominantly laid to lawn with mature shrubs, attractive borders and space for outdoor seating. A detached garage provides further storage or potential parking.

Offering comfortable living accommodation and excellent outdoor space, early viewing is highly recommended.

Council Tax band: A

Tenure: Freehold



- Well-Maintained Two-Bedroom End-Terrace Home
- Spacious and Bright Lounge
- Fitted Kitchen with Separate Utility and Storage
- Generous Gardens
- Detached Garage
- Energy Performance Certificate: D

Hallway

6' 2" x 5' 0" (1.88m x 1.53m)

Lounge

18' 2" x 11' 7" (5.54m x 3.52m)

Kitchen

14' 10" x 6' 6" (4.53m x 1.98m)

Utility Room

7' 1" x 5' 10" (2.17m x 1.79m)

Storage

7' 6" x 5' 3" (2.28m x 1.59m)

Landing

7' 8" x 5' 10" (2.33m x 1.79m)

Bedroom 1

13' 10" x 9' 7" (4.21m x 2.92m)

Bedroom 2

11' 7" x 8' 7" (3.52m x 2.61m)

Bathroom

5' 11" x 4' 11" (1.81m x 1.49m)

WC

4' 8" x 2' 9" (1.42m x 0.83m)



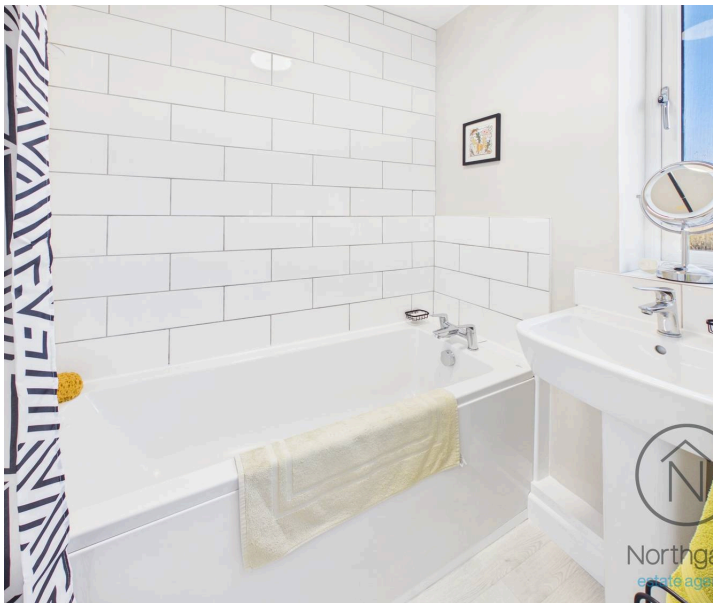
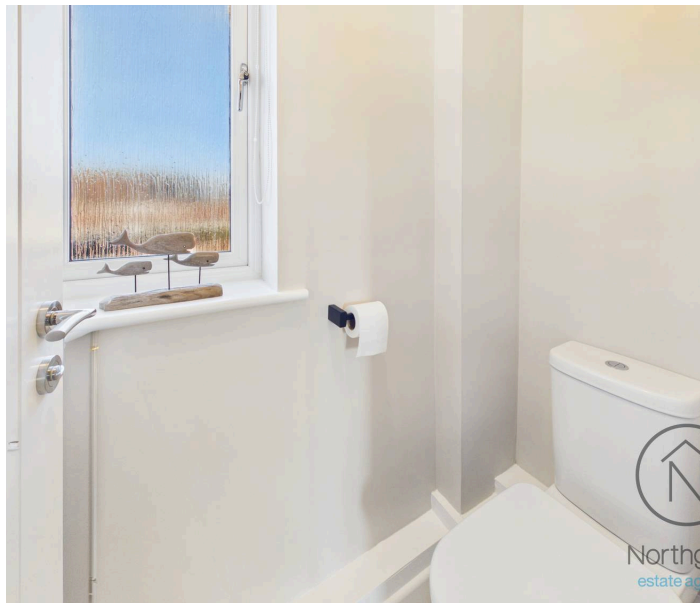


FRONT GARDEN

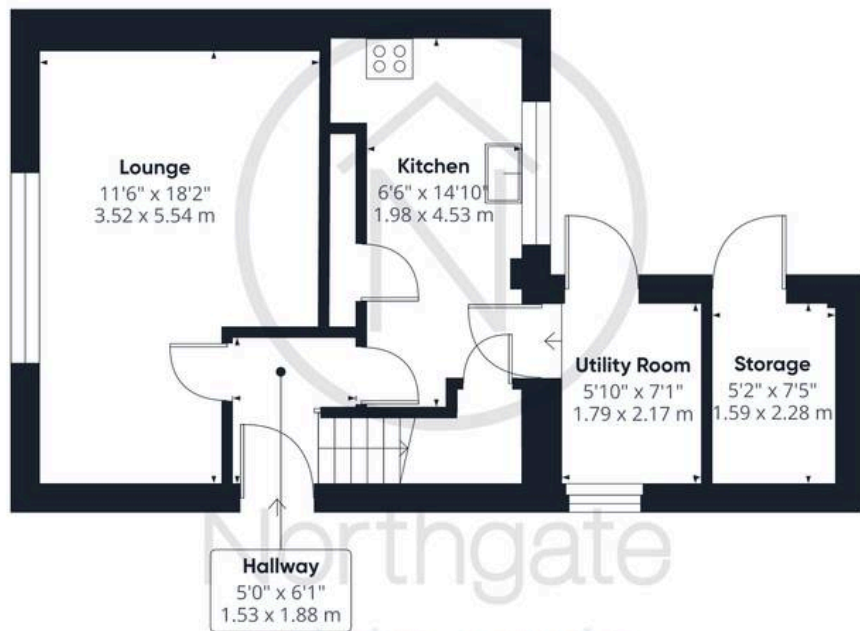
REAR GARDEN

GARAGE

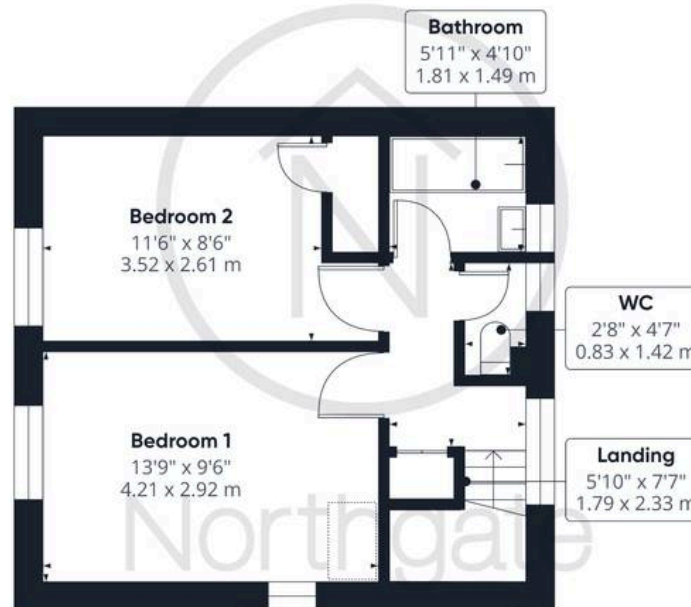
Single Garage



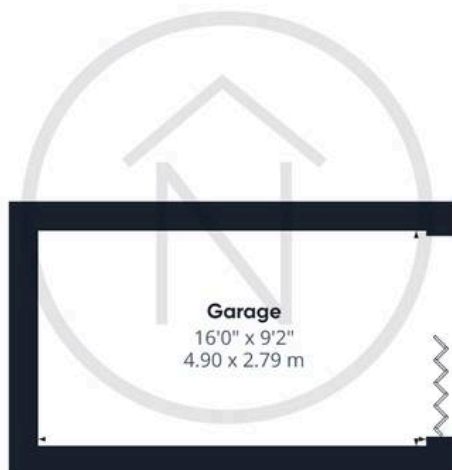




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
estate agents

Approximate total area^m

912 ft²

84.7 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.