Hardinge Road, Newton Aycliffe

Newton Aycliffe

Offers in Region of £170,000

Hardinge Road

Newton Aycliffe

Northgate Estate Agents are delighted to offer for sale this spacious and well-presented four-bedroom terraced family home, offering versatile living accommodation, a modern fitted kitchen, separate utility room, useful storage room, family bathroom, master bedroom with dressing area and toilet/washroom, off-street parking and an attractive, low-maintenance rear garden with multiple seating areas.

The property opens into an entrance porch leading to the hallway and the spacious open-plan lounge/dining room. This welcoming living space provides ample room for both comfortable seating and a family dining table, featuring modern décor and a large window allowing plenty of natural light into the room. French doors from the dining area open directly onto the rear garden.

The modern fitted kitchen is equipped with a range of white base units, complementary dark work surfaces, tiled splashbacks and space for cooking appliances. A large window overlooks the rear garden, while a separate utility roomprovides additional storage, space for laundry appliances and access to the outside. The utility room also provides access to the former garage, which has been converted to create a useful storage room.

To the first floor are four bedrooms, including a master bedroom benefiting from its own dressing area and toilet/washroom, fitted with a wash hand basin and WC. The remaining bedrooms offer flexible accommodation to suit a variety of needs, with bedroom four featuring a built-in cabin bed, making it an ideal children's bedroom or study space. The spacious family bathroom is fitted with a white suite comprising a bath, separate shower cubicle, wash hand basin and WC, complemented by contemporary grey tiling and a chrome heated towel rail.

Externally, the property benefits from a driveway providing off-street parking, together with a lawned front garden and established planting. To the rear is an attractive, low-maintenance garden, featuring an artificial lawn, paved seating areas, raised planting beds and mature shrubs. Timber pergolas provide additional outdoor seating areas, creating an ideal space for relaxing and entertaining during the warmer months.

Council Tax band: A

Tenure: Freehold

Porch
6' 4" x 4' 2" (1.94m x 1.28m)

Hallway
10' 9" x 4' 8" (3.28m x 1.43m)

Lounge / Diner
17' 9" x 14' 2" (5.41m x 4.31m)

Kitchen
11' 9" x 10' 2" (3.59m x 3.10m)

Utility Room
6' 8" x 6' 5" (2.04m x 1.95m)

Storage room
9' 10" x 8' 11" (3.00m x 2.72m)

Landing
9' 3" x 6' 11" (2.81m x 2.11m)

Bedroom 1
10' 3" x 8' 10" (3.12m x 2.68m)

Toilet & Washroom / Dressing Area
8' 10" x 7' 7" (2.68m x 2.30m)

Bedroom 2
10' 0" x 8' 8" (3.05m x 2.64m)

Bedroom 3
9' 9" x 8' 0" (2.97m x 2.44m)

Bedroom 4
9' 4" x 8' 0" (2.84m x 2.43m)

Bathroom
10' 0" x 9' 10" (3.04m x 3.00m)

- Spacious & Well-Presented Four-Bedroom Family Home
- Open-Plan Lounge/Dining Room with French Doors to Rear Garden
- Master Bedroom with Dressing Area & Toilet/Washroom
- Modern Fitted Kitchen, Separate Utility Room & Storage Room
- Off-Street Parking & Attractive Low-Maintenance Rear Garden
- Energy Performance Certificate:TBC

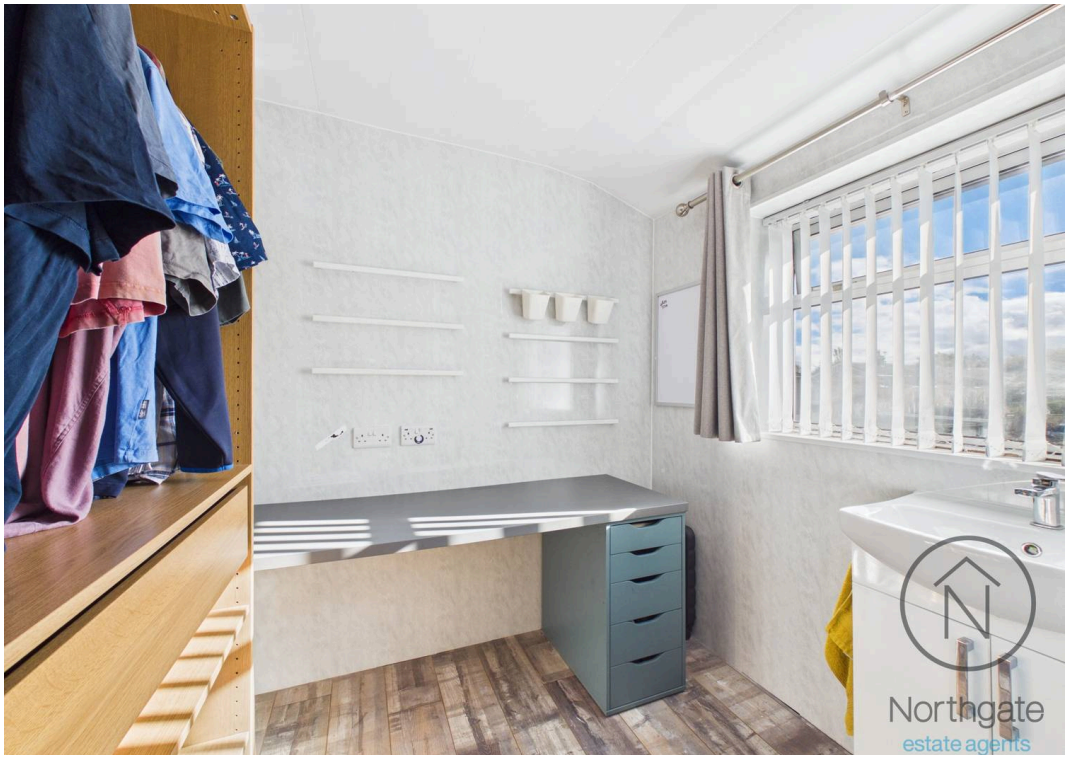
Rear Garden

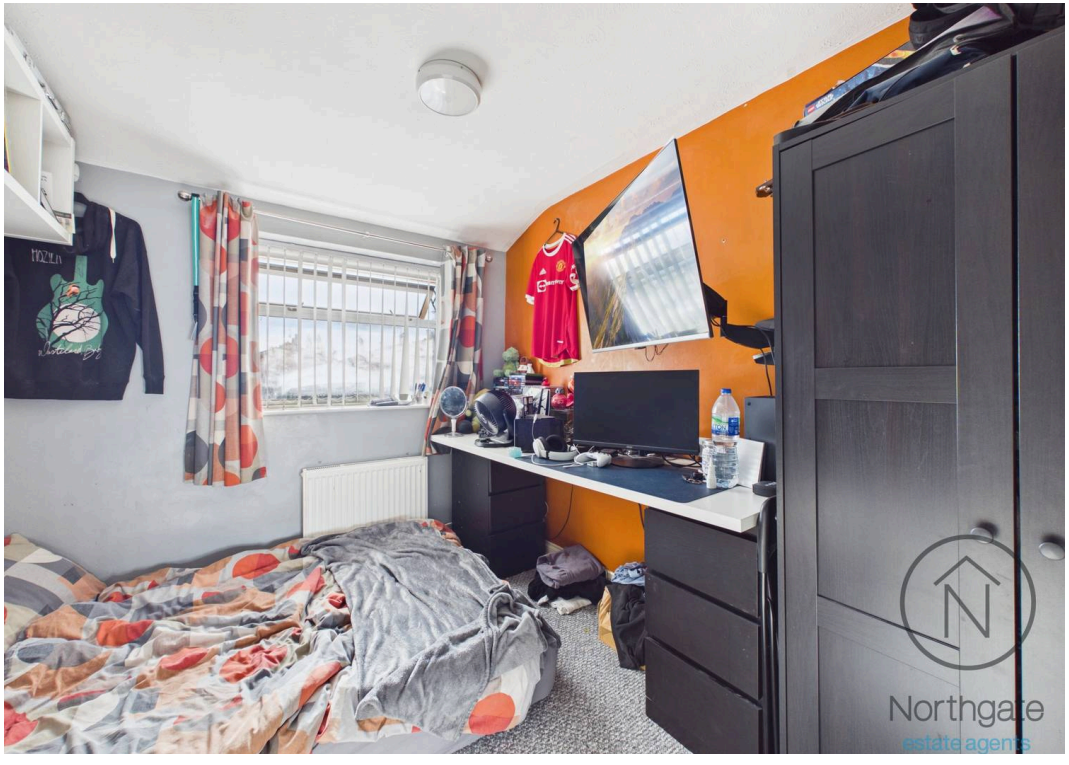
Front Garden

DRIVEWAY

1 Parking Space

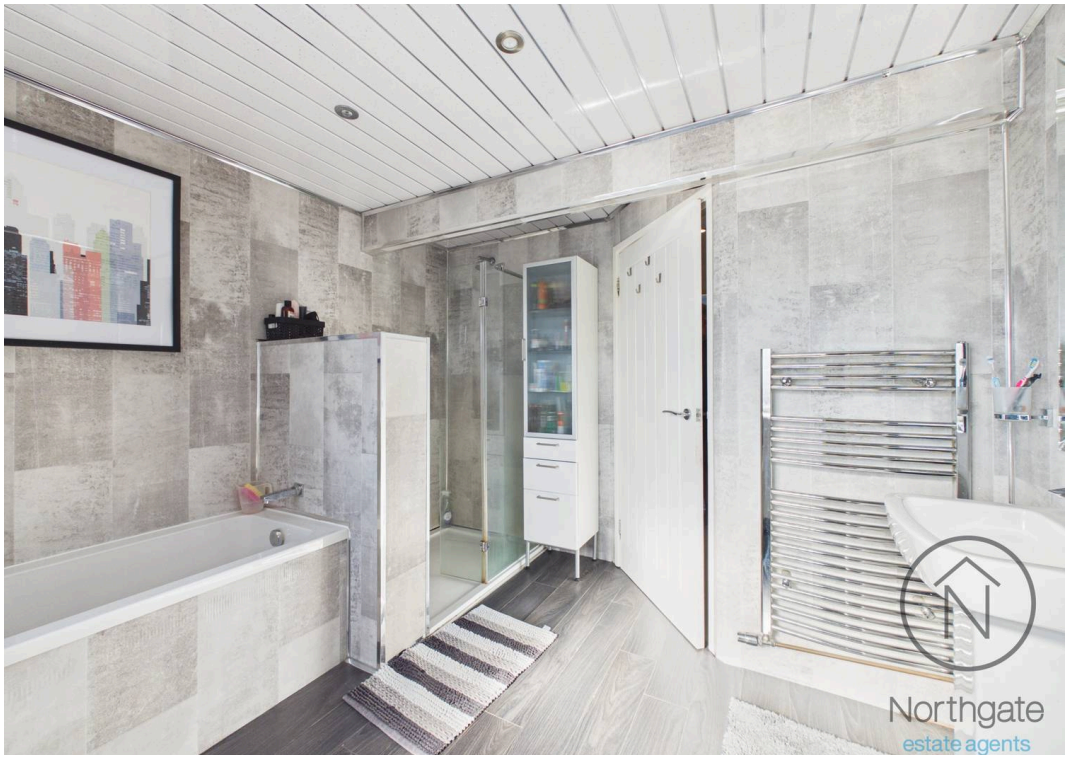
Northgate
estate agents

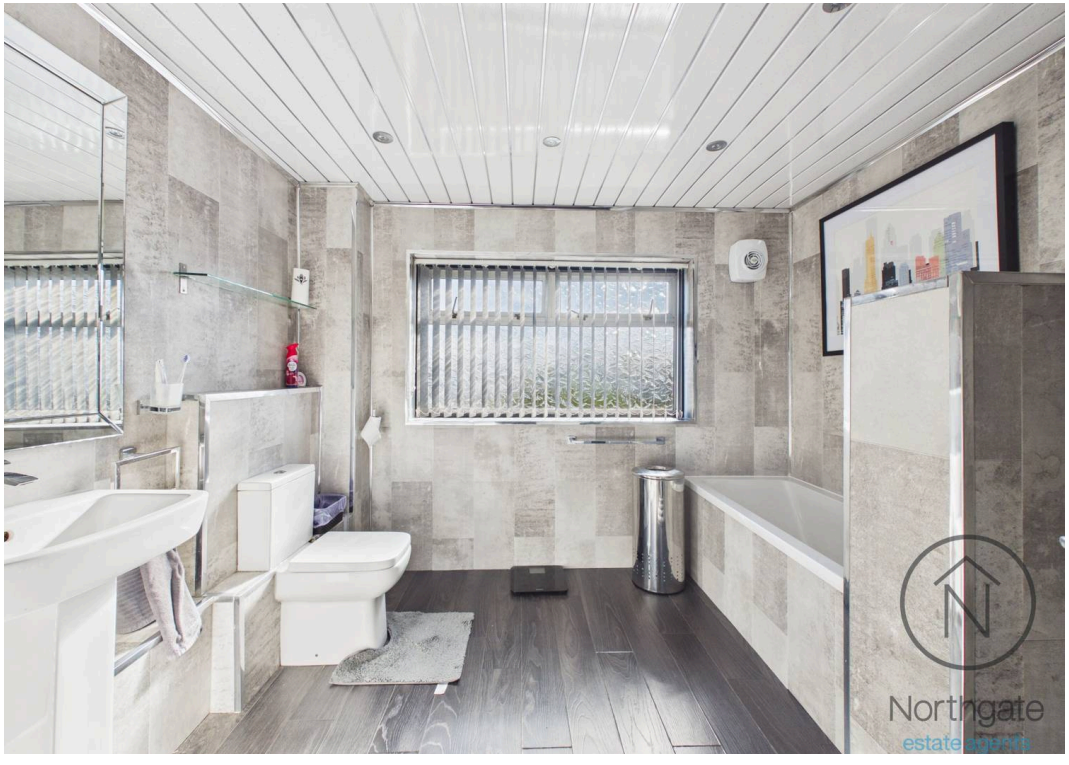

Northgate
estate agents

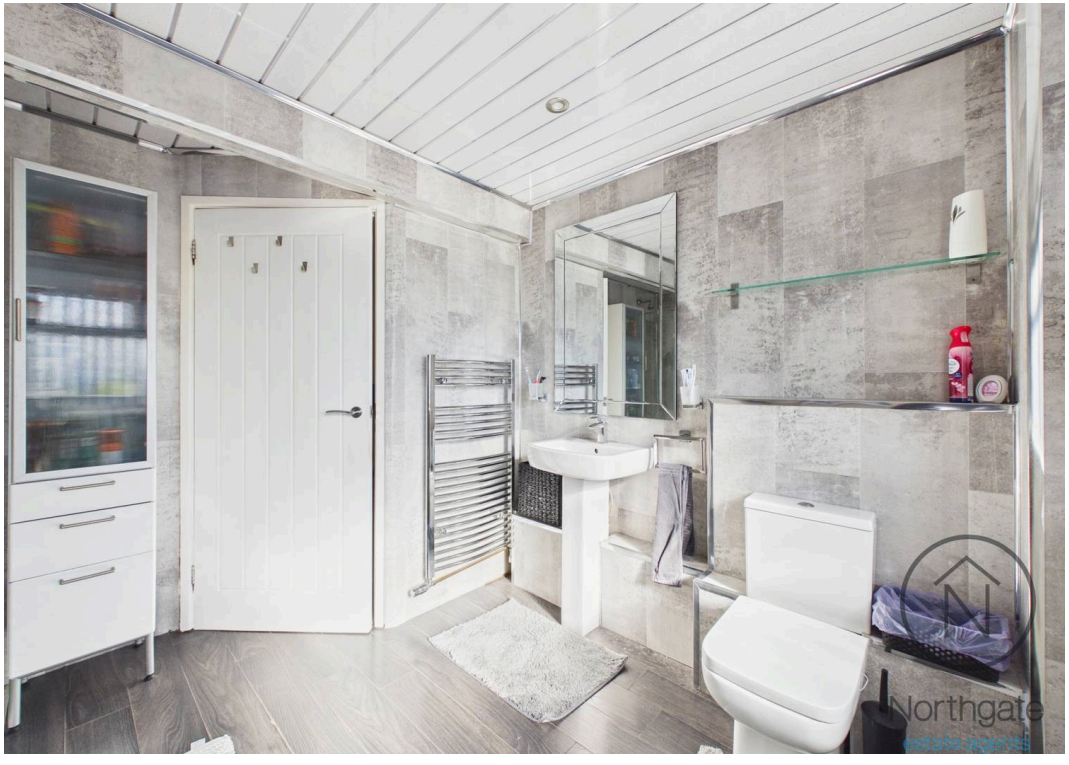

Northgate
estate agents

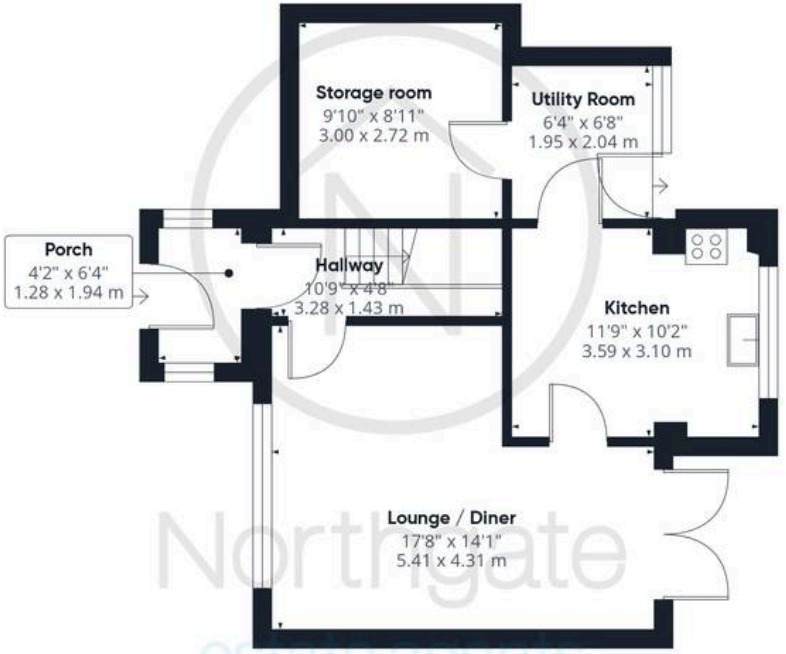
estate agents

Northgate
estate agents

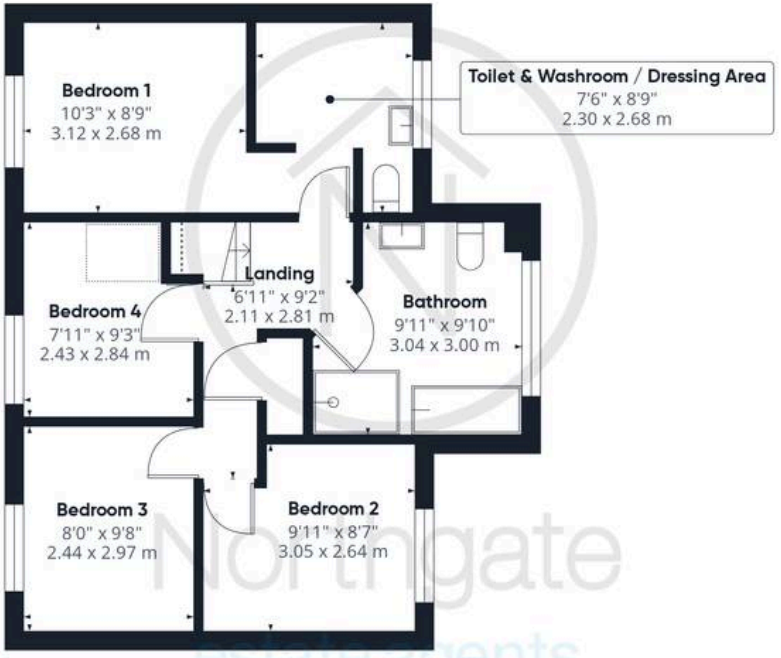

Northgate
estate agents


Northgate
estate agents


Northgate
estate agents



Ground Floor



Floor 1

N E W S

Northgate estate agents

Approximate total area(1)

1062 ft²

98.6 m²

Reduced headroom

1 ft²

0.1 m²

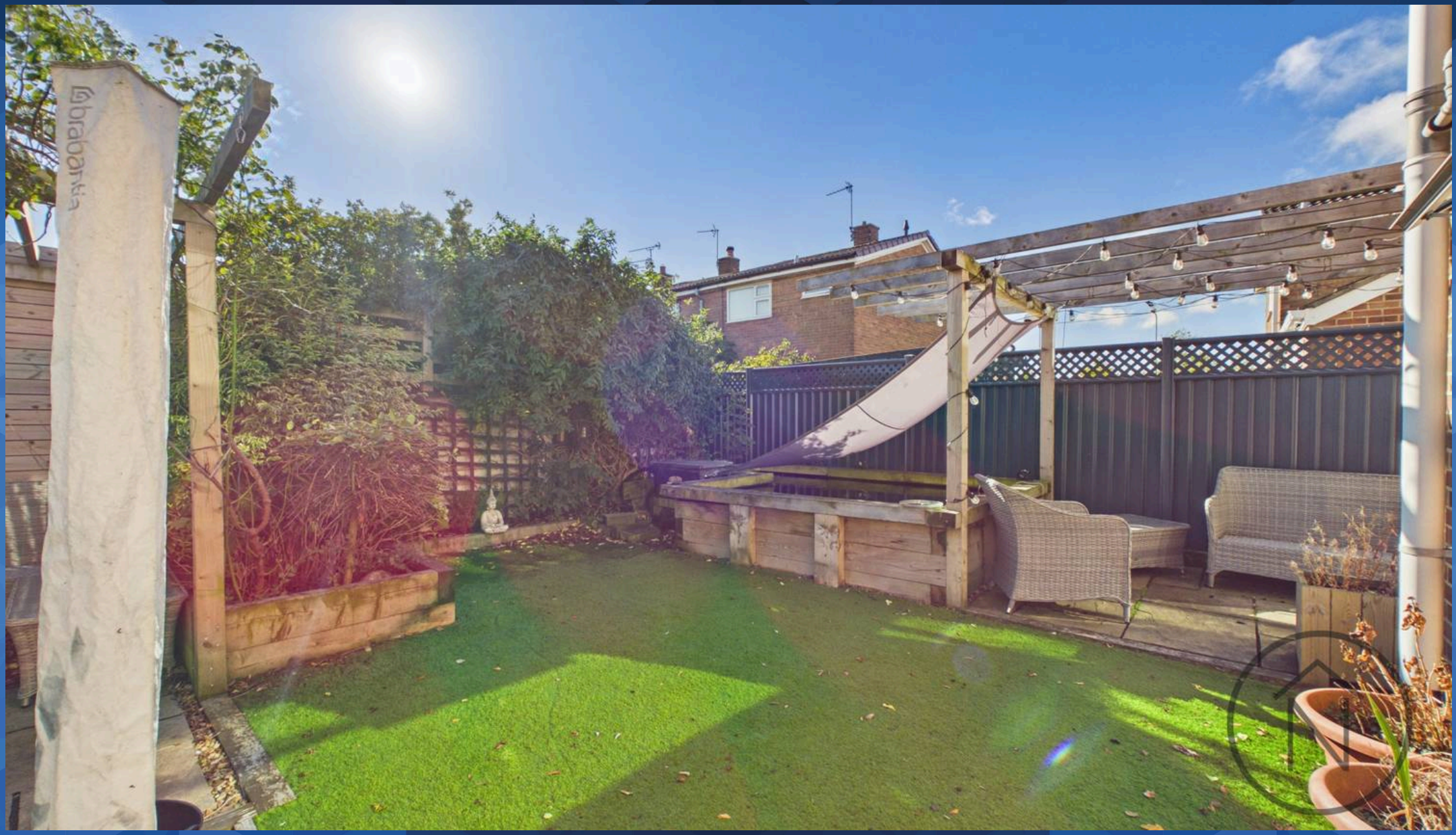
(1) Excluding balconies and terraces

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



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.