



Sugarhill Crescent, Newton Aycliffe

Newton Aycliffe



Offers invited between £120,000 to £130,000



Sugarhill Crescent

Newton Aycliffe, Newton Aycliffe

Introducing a modern two-bedroom mid-terrace property located in the highly sought-after Cobblers Hall estate in Newton Aycliffe. This beautifully presented home offers a perfect blend of contemporary living and convenience, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that leads to a newly fitted kitchen complete with integrated appliances. The spacious living room, bathed in natural light, features patio doors that open onto a private rear garden, perfect for relaxing and entertaining. A convenient ground floor WC adds to the functionality of this charming home.

The first-floor landing guides you to two generously sized double bedrooms, each offering ample space and comfort. A newly fitted family bathroom suite.

Externally the rear garden boasts a delightful patio area, a lawn section, and a rear access gate, creating an ideal space for outdoor enjoyment. To the front of the property, there is a designated parking bay.

This property truly stands out with its modern features and prime location. Don't miss the opportunity to make this exceptional home yours – it's perfect for starting your journey on the property ladder, expanding your investment portfolio, or enjoying a more manageable living space. Contact us today for further details or appointment to view.



- Two Bedroom Mid Terrace Situated On Cobblers Hall Estate
- Entrance Hall, Newly Fitted Kitchen With integrated appliances
- Living Room With Patio Doors To Rear Garden
- Ground Floor W.C. - First Floor Newly Fitted Family Bathroom
- Externally Patio & Lawn Garden To Rear - Drive to front for 1 vehicle
- Energy efficiency rating: B
- Council Tax band: B
- Tenure: Freehold

Entrance Hallway:

11'1" x 3'6" (3.40 x 1.08 m)

Kitchen:

11'6" x 7'4" (3.53 x 2.25 m)

Living Room:

10'5" x 14'4" (3.18 x 4.39 m)

WC:

4'10" x 2'11" (1.49 x 0.90 m)

First Floor Landing

6'3" x 3'2" (1.91 x 0.98 m)

Bedroom One:

8'10" x 14'5" (2.70 x 4.41 m)

Bedroom Two:

7'7" x 14'5" (2.32 x 4.41 m)

Bathroom:

5'5" x 7'5" (1.66 x 2.27 m)

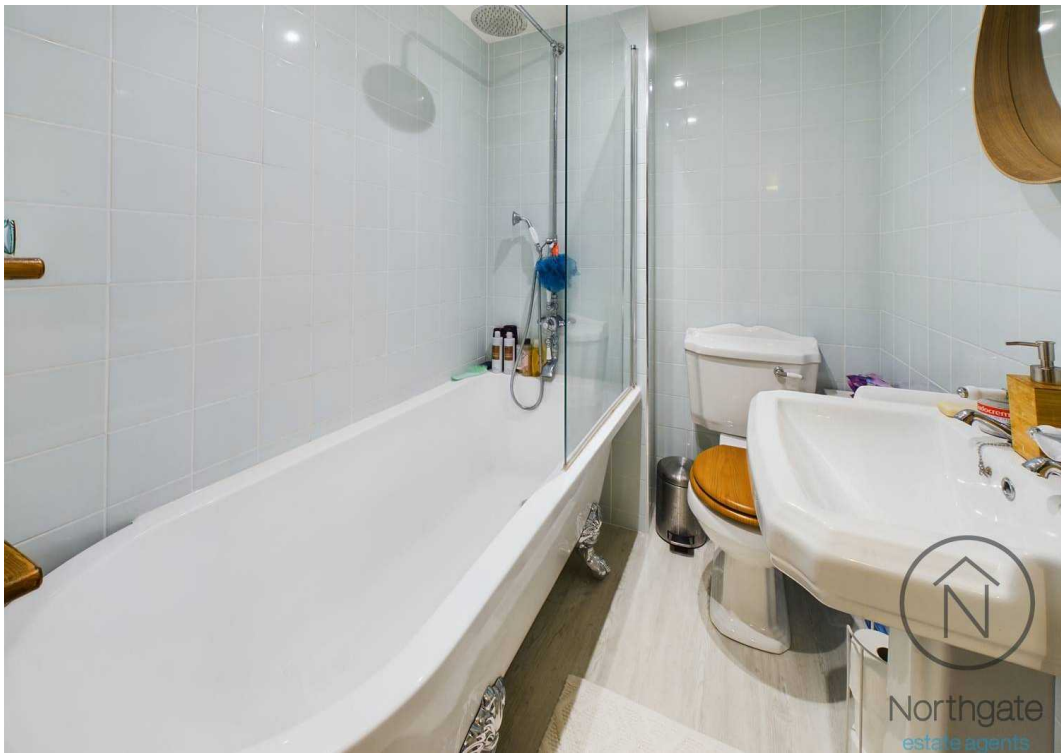




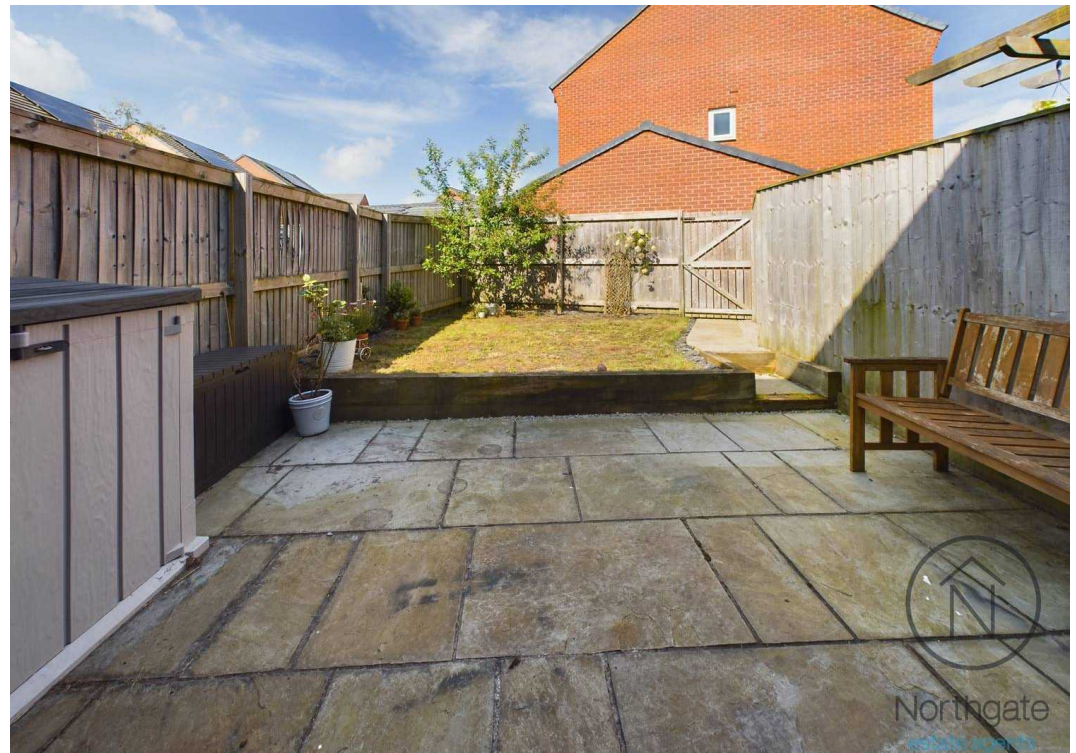
Northgate
estate agents



Northgate
estate agents



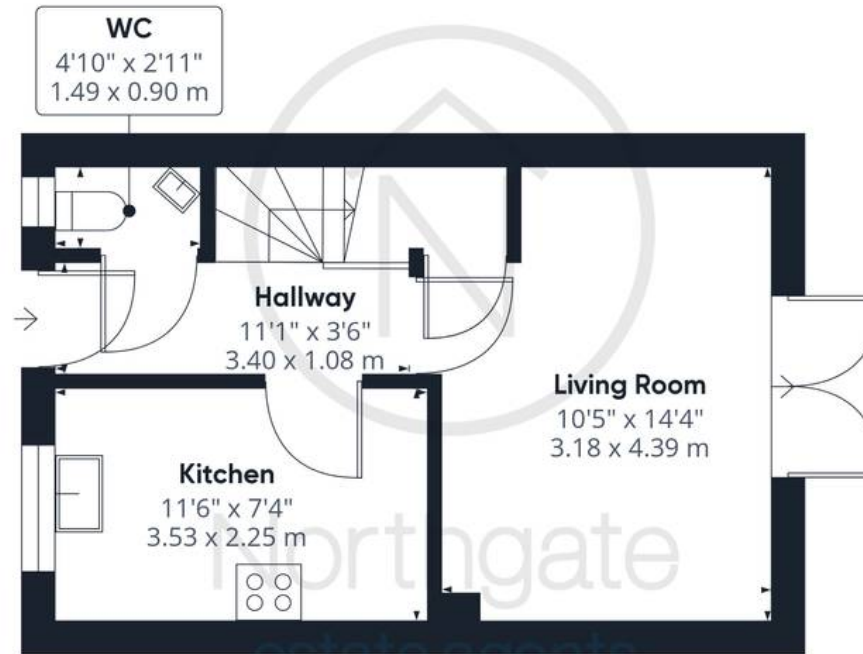
Northgate
estate agents



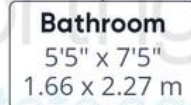
Northgate
estate agents



Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

606.95 ft²

56.39 m²

(1) Excluding balconies and terraces

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



Northgate - County Durham

Northgate Estate Agents, Suite 3 - 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.