



Grassholme Place, Newton Aycliffe

Newton Aycliffe



In Excess of £85,000





## 53 Grassholme Place

Newton Aycliffe, Newton Aycliffe

A charming three-bedroom semi detached property located on Grassholme Place in Newton Aycliffe. This delightful home offers spacious and well-appointed accommodation. The ground floor comprises an inviting entrance hall leading to the main living areas. The kitchen/dining room features a range of base and eye-level units, ample worktop space, a Belfast-style sink and oven and hob. The cozy living room includes a log-burning stove and patio sliding doors that open to the rear garden.

The first-floor landing provides access to three generously sized bedrooms, with two built-in storage. The family bathroom is equipped with a bath and shower over with a glass screen, a pedestal wash basin, and a WC.

Externally, the rear garden is designed for low maintenance with a gravel area and raised planted flowerbeds hosting a variety of shrubs and trees. Additional storage includes a built-in storage area, greenhouse, and two storage sheds, all enclosed by a timber fence.

This property is ideally located for access to local schools, making it perfect for families.

For further details or to arrange a viewing, please contact Claire Hutchinson, Property Consultant.

Council Tax band: A

Tenure: Freehold

- Three-Bedroom Home: Ideal for families.
- Kitchen/Dining Room: Belfast sink, built-in oven and hob.
- Living Room: Log-burning stove, patio doors to garden.





**Hallway:**

14'9" x 5'9" (4.50 x 1.77 m)

**Living Room:**

10'1" x 16'2" (3.09 x 4.94 m)

**Kitchen/Dining:**

14'7" x 10'0" (4.47 x 3.07 m)

**Storage:**

2'7" x 7'5" (0.79 x 2.27 m)

**Landing:**

11'5" x 5'8" (3.50 x 1.75 m)

**Bedroom One:**

9'9" x 13'2" (2.97 x 4.02 m)

**Bedroom Two:**

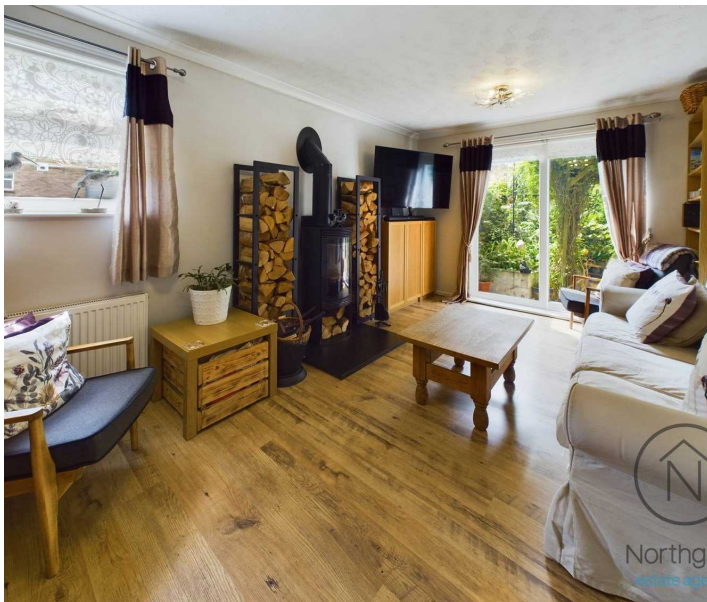
8'5" x 9'10" (2.58 x 3.01 m)

**Bedroom Three:**

9'2" x 10'0" (2.80 x 3.07 m)

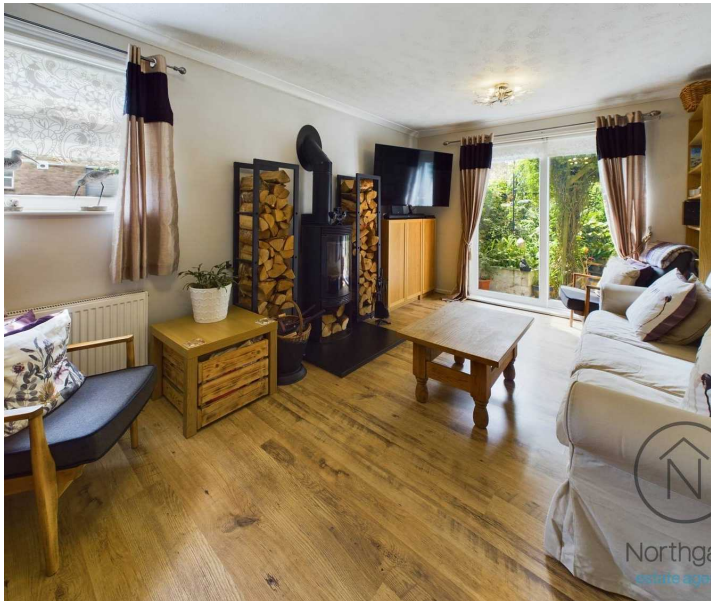
**Bathroom:**

6'1" x 5'10" (1.87 x 1.78 m)





GARDEN















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Ground Floor

**Approximate total area<sup>(1)</sup>**

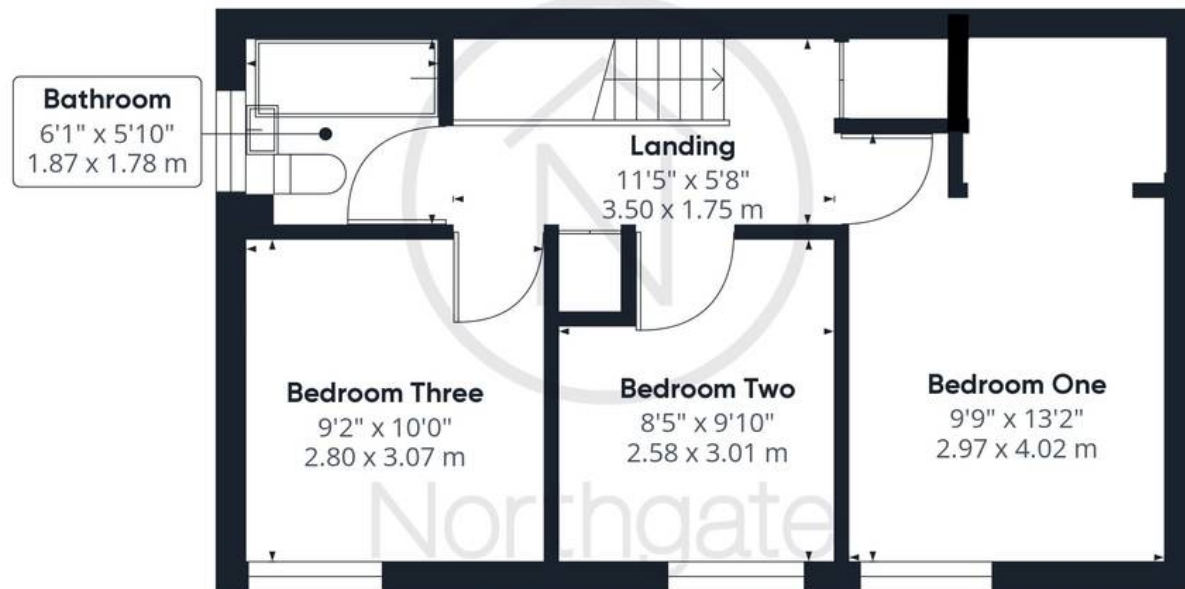
853.47 ft<sup>2</sup>

79.29 m<sup>2</sup>

**Reduced headroom**

15.5 ft<sup>2</sup>

1.44 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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





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