



Bamburgh Crescent, Newton Aycliffe

Newton Aycliffe



In Excess of £115,000



## Bamburgh Crescent

Newton Aycliffe, Newton Aycliffe

For sale with no onward chain! This charming two-bedroom semi-detached property is located in the highly sought-after area of Woodham. The property features an entrance vestibule, a welcoming lounge with a feature open staircase leading to the first floor, and a kitchen/dining room.

Upstairs, the master bedroom includes built-in mirrored sliding wardrobes, accompanied by a second bedroom and a family bathroom with a shower over the bath, a pedestal wash basin, and a WC.

Externally, there is a driveway to the side of the property, leading to a private, enclosed rear garden with a patio area and a raised lawn. The property also offers potential for extension, subject to the necessary planning and building regulations.

For further details or an appointment to view contact Claire Hutchinson property consultant 01325 728332

Council Tax band: A

Tenure: Freehold



#### Entrance

4'3 x 3'4 1.30 x 1.03

#### Lounge

15'8 x 12'3 4.80 x 3.75

#### Kitchen/Diner

8'8 x 12'3 2.66 x 3.76

#### Bedroom One

8'10 x 10'4 2.70 x 3.16

#### Bedroom Two

6'11 x 12'4 2.11 x 3.76

#### Bathroom

5'0 x 9'4 1.52 x 2.55

- Semi-Detached: Two bedrooms, perfect for first-time buyers.
- No Chain: Quick, hassle-free move.
- Prime Woodham Location.
- Private Garden: Driveway, patio, and extension potential.
- Modern Features: Built-in wardrobes, bathroom with shower.
- Energy efficiency rating: TBC



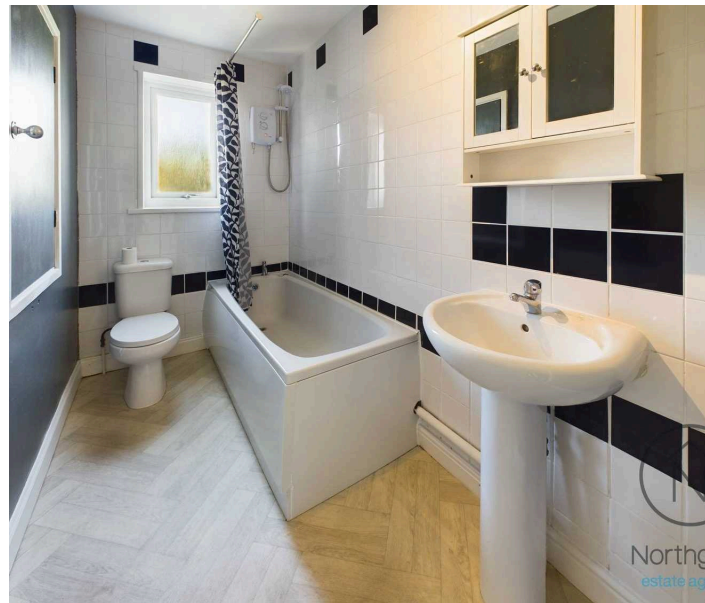


**GARDEN**

**DRIVEWAY**

2 Parking Spaces

Providing Gated driveway





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Ground Floor



Floor 1

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

579.64 ft<sup>2</sup>

53.85 m<sup>2</sup>

**Reduced headroom**

20.88 ft<sup>2</sup>

1.94 m<sup>2</sup>

(1) Excluding balconies and terraces

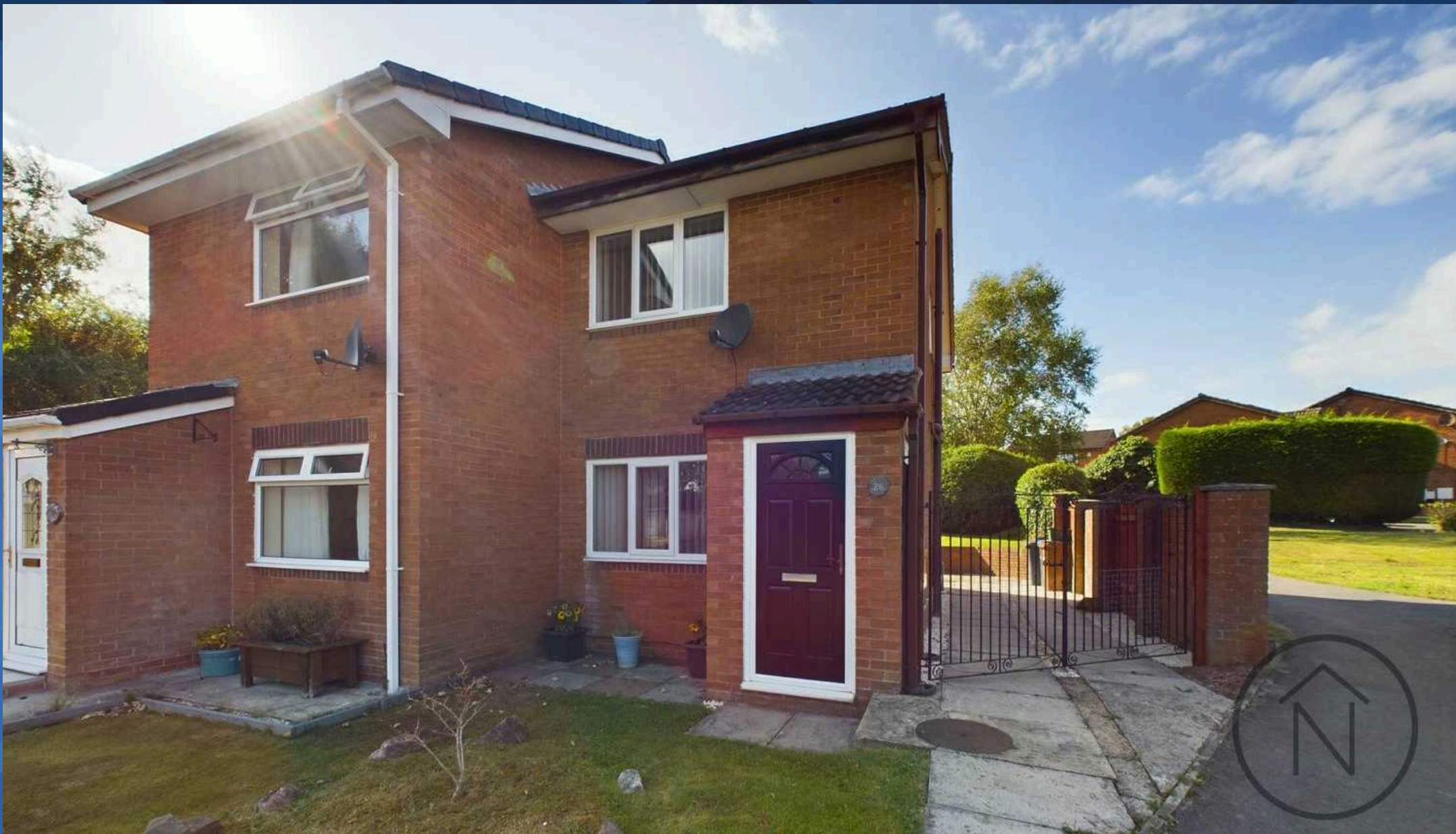
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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