



46 Beechfield, Newton Aycliffe
Newton Aycliffe



In Excess of £80,000



46 Beechfield

Newton Aycliffe, Newton Aycliffe

This three-bedroom mid-terraced house presents an exciting opportunity for those eager to put their own stamp on a home. With a spacious layout, this property is a prime candidate for modernisation, offering ample room for creativity and personalisation. Property is currently undergoing probate.

Key features include a lounge/diner, kitchen, and the added convenience of a ground floor W.C. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, making it ideal for families or those seeking additional space.

For added convenience, the property includes a garage and off-road parking, ensuring secure vehicle storage and ease of access.

In short, this property is a blank canvas with tremendous potential, offering the perfect opportunity to design a home that reflects your unique style and preferences. Don't miss the chance to make this house your own!

Council Tax band: A

Tenure: Freehold

- Three bedroom mid terrace - Modernisation required throughout
- Spacious lounge/diner
- Ground Floor W.C. / Family Bathroom
- Garage / Off Road Parking
- Energy Performance Certificate: TBC



Hallway
10'6 x 2'9 (3.20 x 0.84m)

Kitchen
6'11 x 9'2 (2.12 x 2.80m)

Lounge/Diner
9'10 x 18'7 (3.02 x 5.68m)

Wc
2'6 x 5'3 (0.78 x 1.62m)

Landing
8'4 x 8'7 (2.55 x 2.63m)

Bedroom One
11'4 x 12'1 (3.47 x 3.69m)

Bedroom Two
10'6 x 9'4 (3.22 x 2.87m)

Bedroom Three
7'4 x 8'11 (2.25 x 2.74m)

Bathroom
6'3 x 6'2 (1.90 x 1.88m)



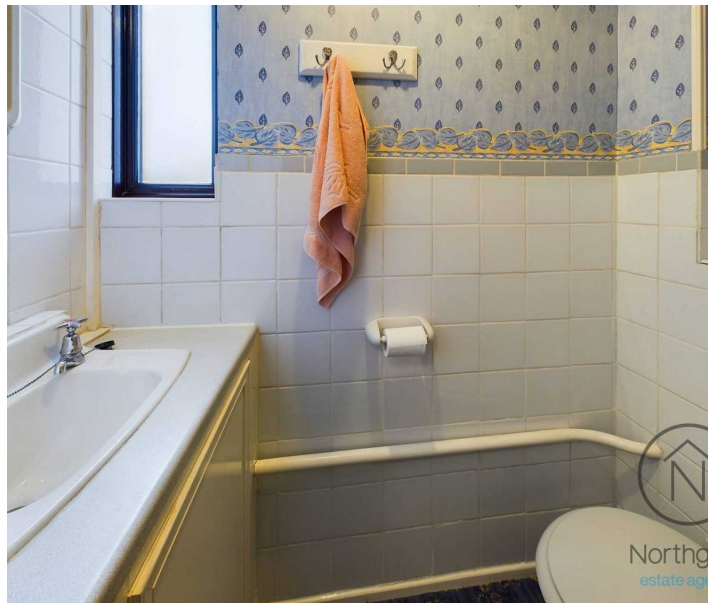
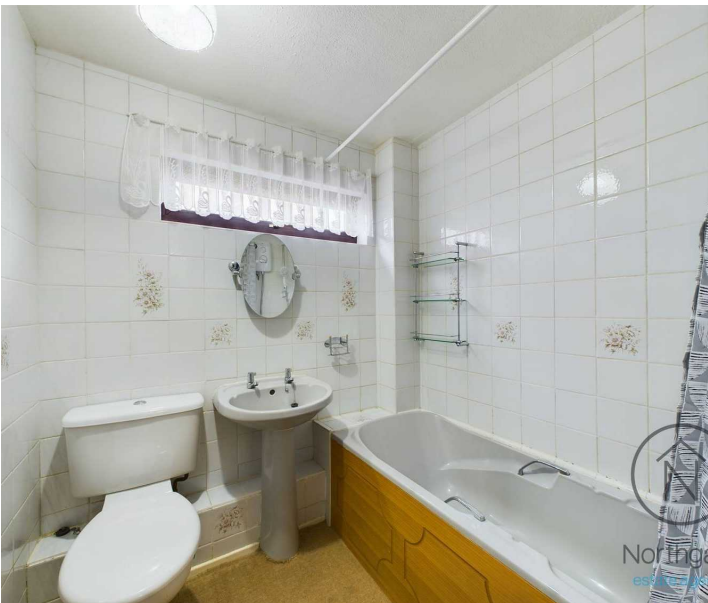


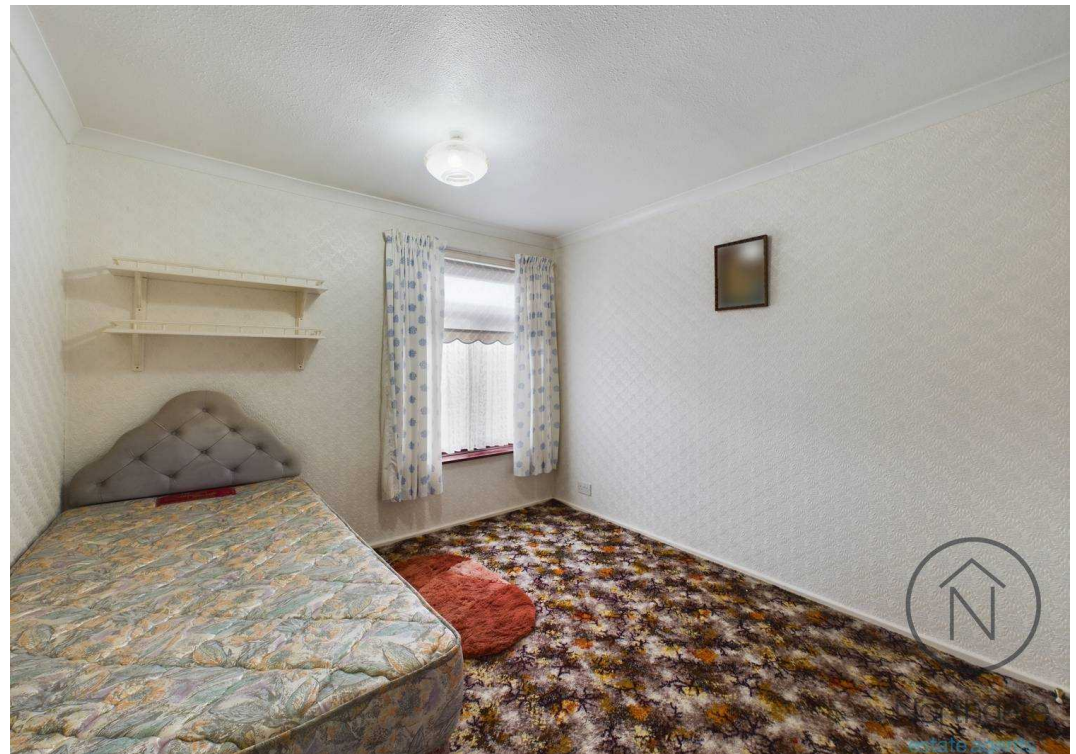
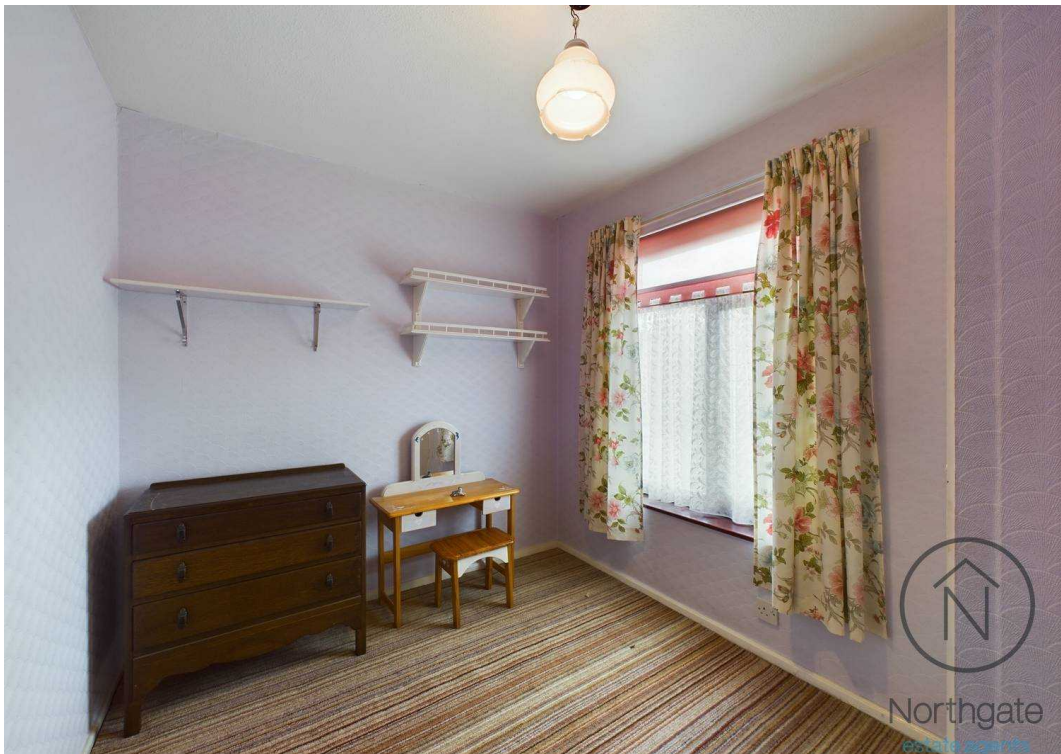
FRONT GARDEN

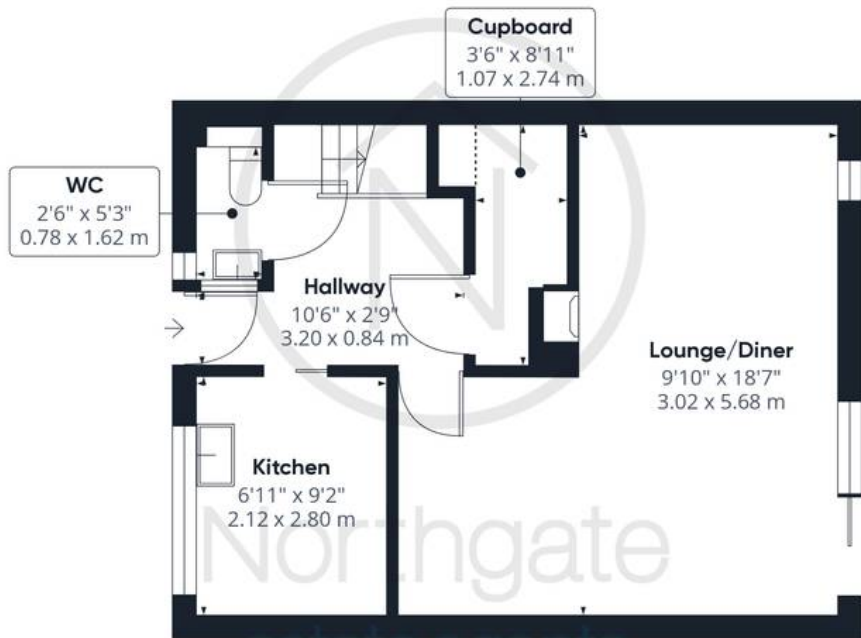
REAR GARDEN

GARAGE

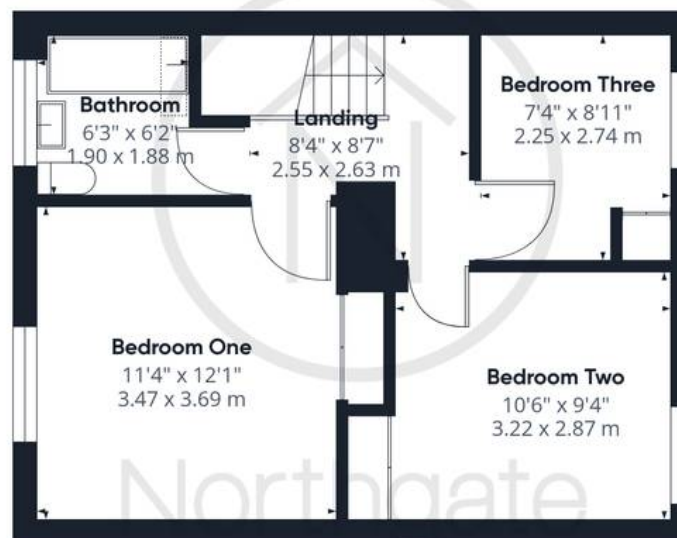
Single Garage







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1003.2 ft²

93.2 m²

Reduced headroom

3.44 ft²

0.32 m²

(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.

GIRAFFE360



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