



  
Northgate  
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**For Sale**  
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Hamsterley Road, Newton Aycliffe

Newton Aycliffe



Offers in Region of £160,000





## Hamsterley Road

Newton Aycliffe, Newton Aycliffe

This three-bedroom semi-detached house offers a spacious and comfortable living environment. The ground floor of the home comprises: Entrance Vestibule, Spacious Lounge/Diner, Kitchen with door to rear garden and door to integrated garage. The upper floor offers a master bedroom with an en-suite refurbished in 2023, Family Bathroom recently refurbished, two additional well-proportioned bedrooms, and a family bathroom. Newly fitted gas central heating system, serving, heating and hot water.

Externally the property boasts a well-maintained rear garden, offering an ideal space for outdoor activities and relaxation. The garden is private and provides a serene environment for enjoying the fresh air. There is a double drive, providing ample space for parking multiple vehicles along with the garage. This property offers a perfect blend of indoor and outdoor living, making it an ideal option for families, professionals, or anyone seeking a comfortable and versatile home. With its desirable location and excellent access to local amenities and transport links, this property presents an opportunity not to be missed.

Energy Efficiency Rating: D



## 54 Hamsterley Road

Newton Aycliffe, Newton Aycliffe

Please contact us on 01325 728332 If you wish to arrange a viewing.

Council Tax band: C

Tenure: Freehold

- Master Bedroom & En-suite
- Garage & Double Drive
- Energy Efficiency Rating: D
- Boiler installed in 2024
- New Family Bathroom & Ensuite





### Lounge/Dining Area

23' 3" x 10' 9" (7.09m x 3.28m)

### Kitchen

11' 2" x 9' 9" (3.40m x 2.97m)

### Garage

16' 4" x 8' 2" (4.98m x 2.49m)

### Entry

3' 4" x 3' 1" (1.02m x 0.94m)

### Landing

6' 2" x 14' 3" (1.88m x 4.34m)

### En-suite

7' 9" x 4' 11" (2.36m x 1.50m)

### Bedroom 1

12' 1" x 8' 3" (3.68m x 2.51m)

### Bedroom 2

8' 4" x 9' 10" (2.54m x 3.00m)

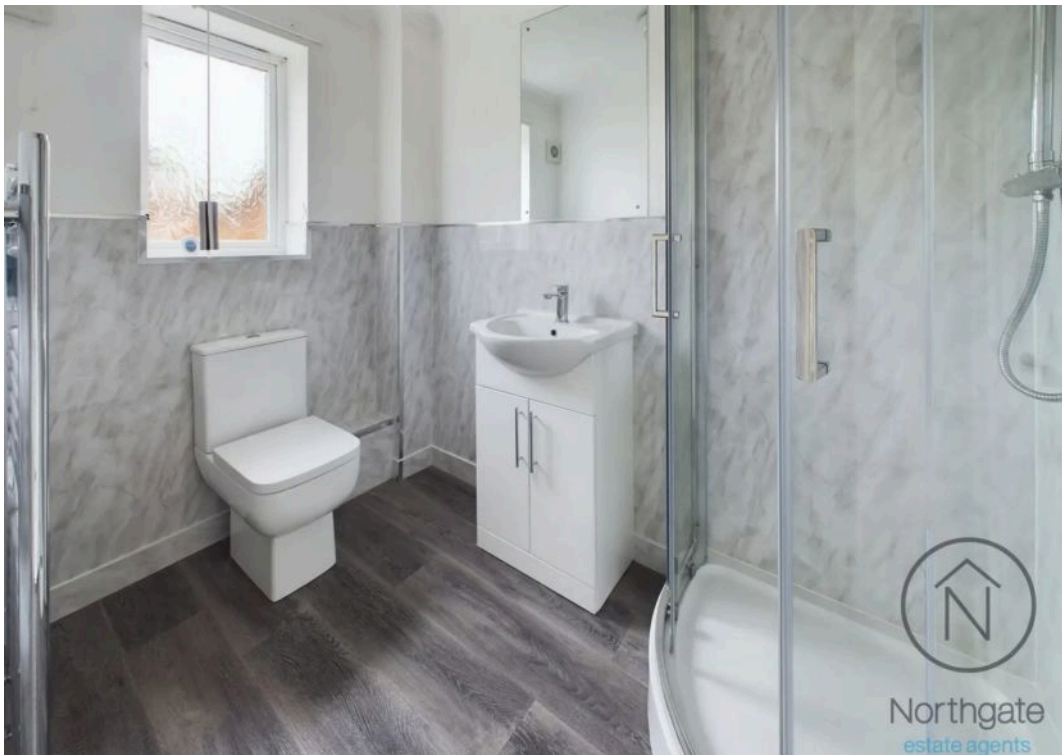
### Bedroom 3

8' 5" x 9' 5" (2.57m x 2.87m)

### Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

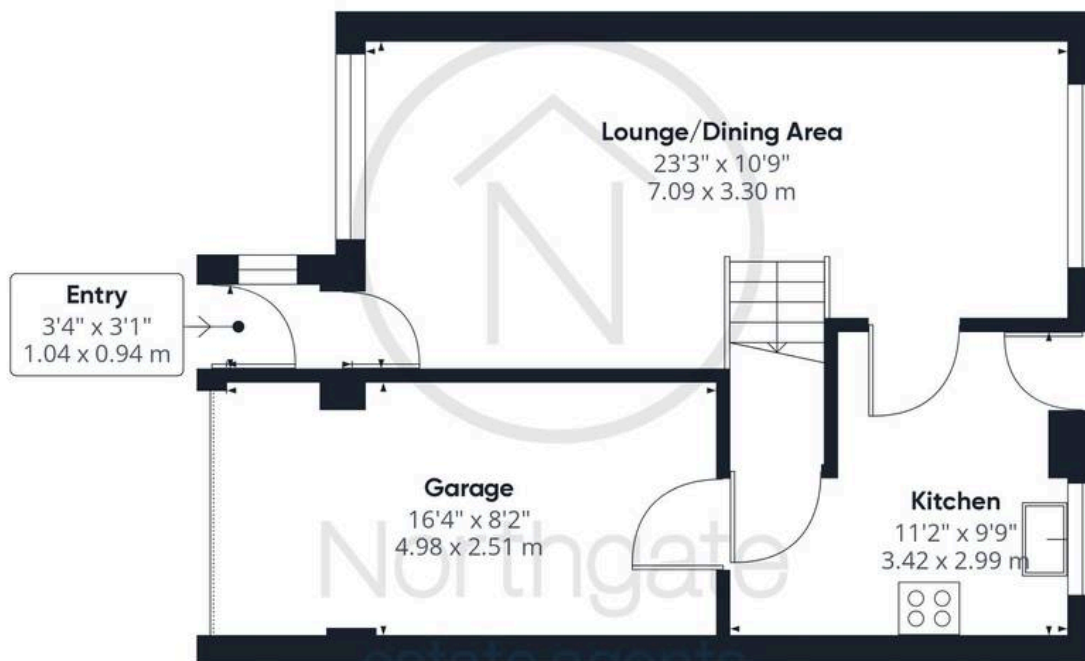




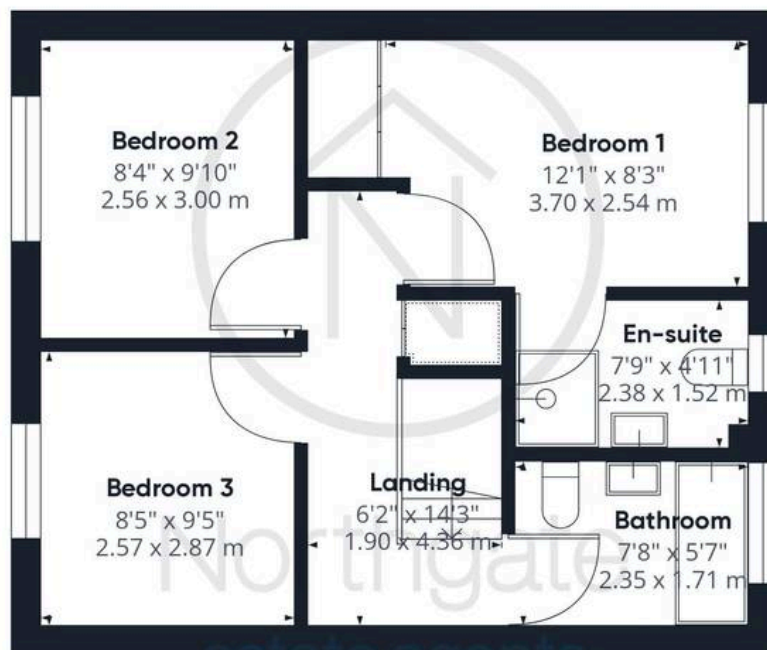




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Ground Floor



Floor 1

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

915.58 ft<sup>2</sup>

85.06 m<sup>2</sup>

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

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