



St. Andrews Close, Aycliffe
Newton Aycliffe



In Excess of £160,000



8 St. Andrews Close

Aycliffe, Newton Aycliffe

Nestled in the heart of the sought-after Aycliffe Village, this three-bedroom end-of-terrace home offers the perfect blend of comfort, practicality, and village charm. With well-proportioned bedrooms and a modern shower bathroom, this property is ideal for families, first-time buyers, or those looking to downsize.

The spacious lounge provides a welcoming space for relaxation or entertaining, while the kitchen/diner is perfect for enjoying family meals. A ground-floor WC and a handy storage area further enhance the convenience of this well-designed home. A brand-new boiler installed in 2024 ensures energy efficiency and peace of mind.

Externally : The property boasts gardens at the front and rear, providing excellent outdoor space for families, pets, or gardening enthusiasts. Located in a desirable village setting, this home offers a peaceful lifestyle while remaining close to local amenities, schools, and transport links.

Offered with no onward chain, this property ensures a smooth and hassle-free purchase. Don't miss the opportunity to own a charming home in a picturesque location. Book your viewing today!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing



Entrance

2'8" x 8'9" (0.81m x 2.67m)

Lounge

11'10" x 17'11" (3.61m x 5.48m)

Kitchen/Diner

8'9" x 17'11" (2.69m x 5.48m)

Rear Hallway

8'6" x 4'11" (2.59m x 1.52m)

Wc

4'6" x 2'9" (1.37m x 0.84m)

Storage Room

8'0" x 6'0" (2.44m x 1.85m)

Landing

2'2" x 3'8" (0.81m x 1.13m)

Bedroom 1

11'11" x 10'8" (3.63m x 3.26m)

Bedroom 2

9'0" x 10'1" (2.75m x 3.08m)

Bedroom 3

8'8" x 6'9" (2.65m x 2.05m)

Bathroom

5'9" x 6'7" (1.77m x 2.02m)





FRONT GARDEN

REAR GARDEN

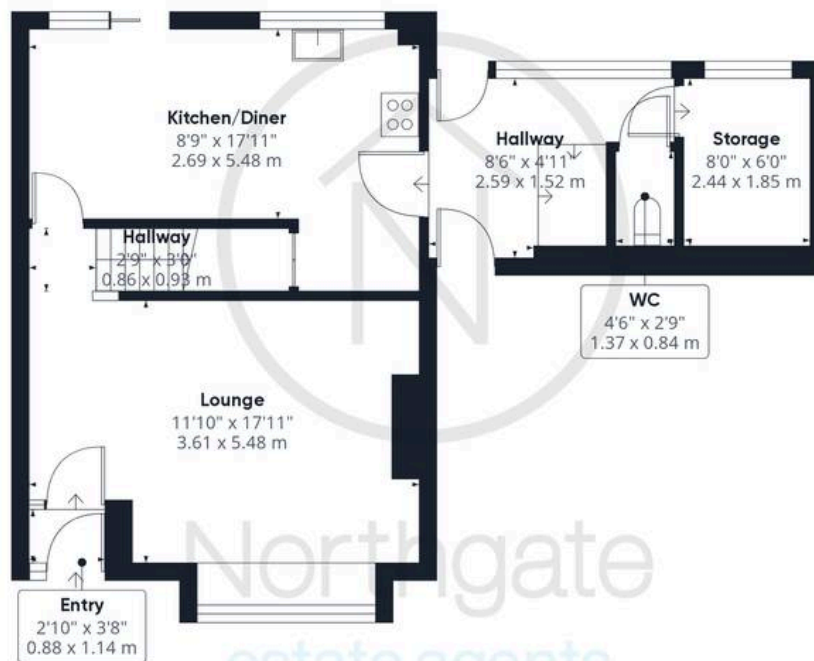








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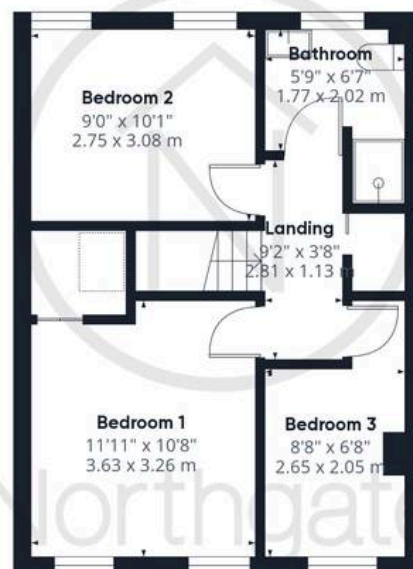


Ground Floor

Approximate total area⁽¹⁾

951.1 ft²

88.36 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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