



Tindale Green, Newton Aycliffe  
Newton Aycliffe



In Excess of £80,000





## 171 Tindale Green

Newton Aycliffe, Newton Aycliffe

This well-maintained **three-bedroom terraced house** offers a comfortable and practical living space, combining classic design with modern features. The **spacious lounge** provides the perfect setting for relaxation or entertaining, while the **modern kitchen/dining area** is equipped with a **range cooker, dishwasher, and ample storage**. A **downstairs toilet** adds extra convenience to this thoughtfully designed home. The property also benefits from **multiple large storage cupboards** located in the hallway, landing, kitchen, and bedrooms, ensuring plenty of space for everyday essentials.

Upstairs, there are **three well-proportioned bedrooms**, along with a **contemporary bathroom** featuring stylish, modern fixtures.

Externally: low maintenance front garden, and patio area to rear. On Street parking is available.

Situated in a **desirable area** close to **local amenities, schools, and excellent transport links**, this home is ideal for **families, professionals, or investors**.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Terrace Property
- Spacious Lounge
- Modern Fitted Kitchen & Breakfast Bar, Patio Doors
- Downstairs Toilet
- Three Bedrooms, Family Bathroom
- Energy Performance Certificate : C



### Hallway

9'3" x 9'8" (2.83 x 2.96 m) Large Storage cupboard/ downstairs storage.

### Kitchen / Dining Area

8'0" x 22'1" (2.46 x 6.75 m) Large Storage Cupboard

### Lounge

13'4" x 11'9" (4.09 x 3.58 m)

### WC

2'8" x 6'2" (0.82 x 1.89 m)

### Landing

12'11" x 2'6" (3.96 x 0.77 m) Two Large Storage Cupboards

### Bedroom 1

9'8" x 11'10" (2.96 x 3.63 m) Large Fitted Wardrobes. Large Storage Cupboard

### Bedroom 2

8'2" x 11'8" (2.51 x 3.56 m)

### Bedroom 3

9'3" x 6'11" (2.83 x 2.13 m) Cupboard/ Small Wardrobe

### Bathroom

6'0" x 6'10" (1.83 x 2.10 m)







**FRONT GARDEN**

**REAR GARDEN**

Small Patio area to rear

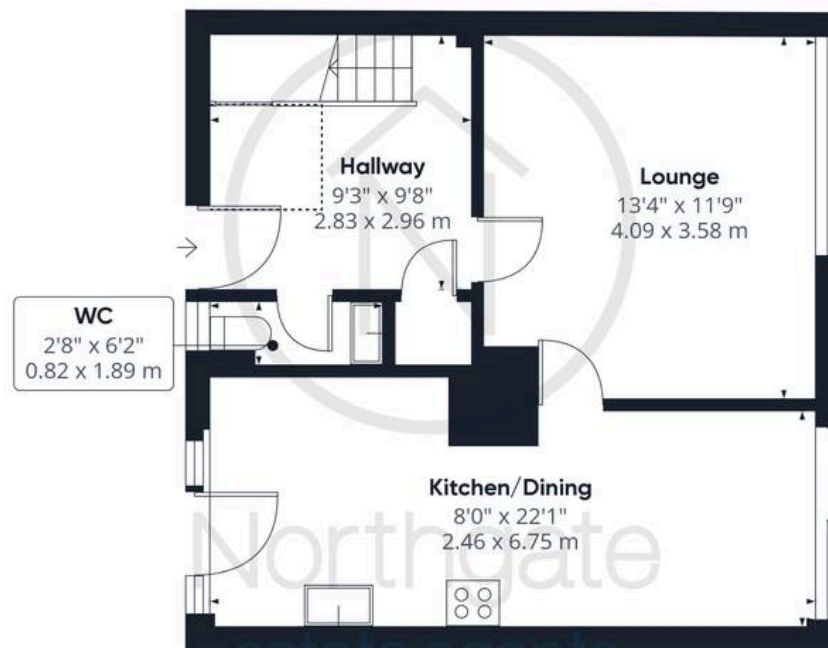
**ON STREET**

On street parking is available









Ground Floor



Floor 1

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

863.48 ft<sup>2</sup>

80.22 m<sup>2</sup>

**Reduced headroom**

14.06 ft<sup>2</sup>

1.31 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Northgate - County Durham

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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