



The Pasture, Newton Aycliffe
Newton Aycliffe



In Excess of £149,950



The Pasture

Newton Aycliffe, Newton Aycliffe

Located in the sought-after Woodham area of Newton Aycliffe, this Three Bedroom Semi Detached Family Home offers the perfect blend of style and functionality.

Upon entering, you are greeted by an inviting Entrance Hall leading to a spacious Living Room and a modern Kitchen/Dining Room, creating the ideal space for both relaxation and entertaining. Completing the ground floor is a convenient W.C.

Heading upstairs, the property boasts a Master Bedroom with an En-Suite Shower Room, along with two additional well-proportioned bedrooms and a Family Bathroom.

Externally the property features a double allocated parking bay to the front, providing ample parking space, while the Rear Enclosed Garden with lawn, patio area.

With an Energy Rating of B, this property not only offers comfort and style but also efficiency.

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 enquiries



Hallway

16'0" x 6'6" (4.90 m x 1.98 m)

W/c

5'1" x 2'7" (1.57 m x 0.79 m)

Lounge

15'11" x 10'2" (4.87 m x 3.11 m)

Kitchen/Diner

9'5" x 17'1" (2.87 m x 5.22 m)

Landing

2'6" x 6'6" (0.78 m x 2.00 m)

Bedroom 1

11'2" x 10'1" (3.42 m x 3.09 m)

En-suite

3'7" x 7'6" (1.10.x 2.30m)

Bedroom 2

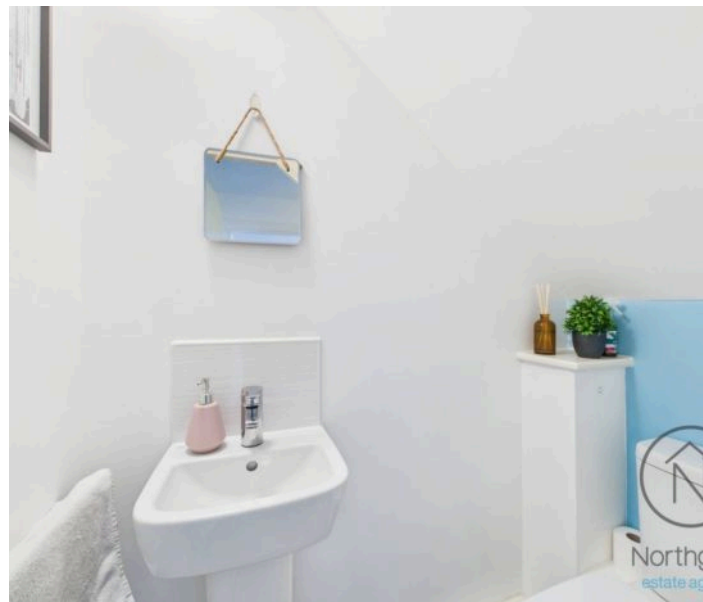
10'7" x 8'9" (3.25 m x 2.68 m)

Bedroom 3

7'5" x 8'1" (2.27 m x 2.47 m)

Bathroom

7'5 x 8'1 (2.27 x 2.47m)

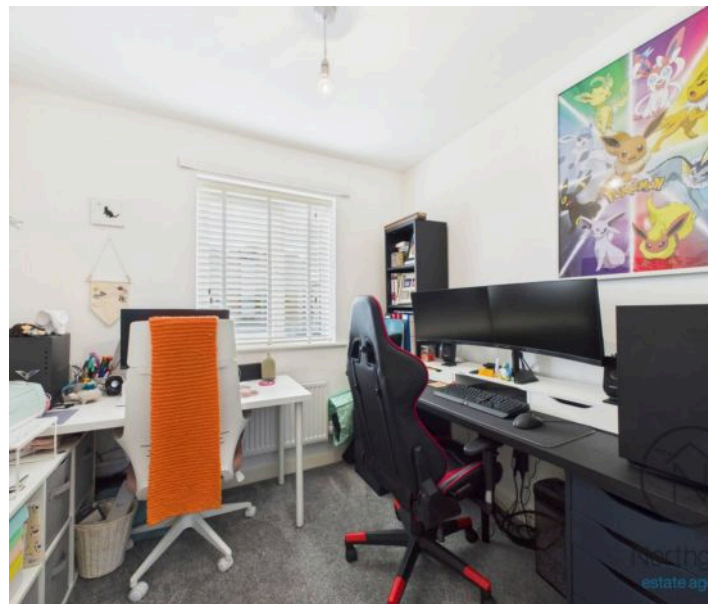
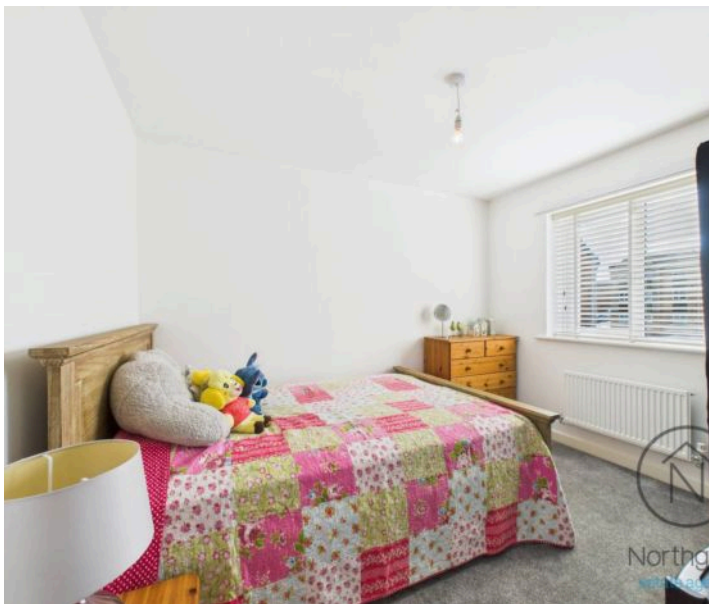


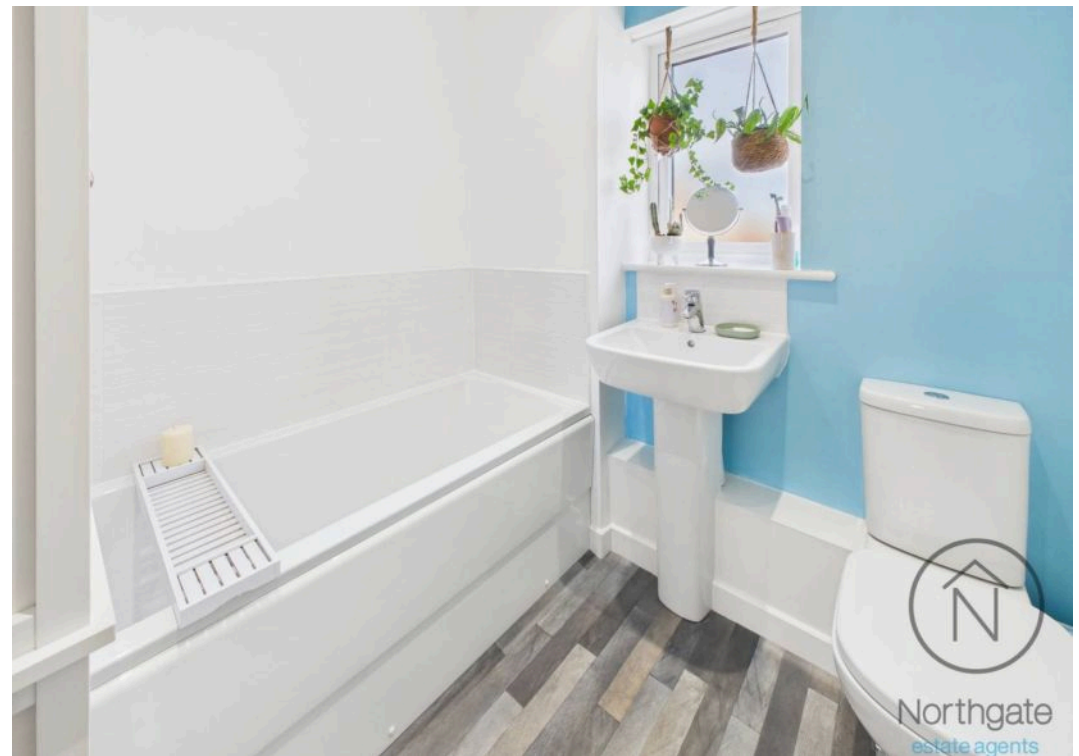
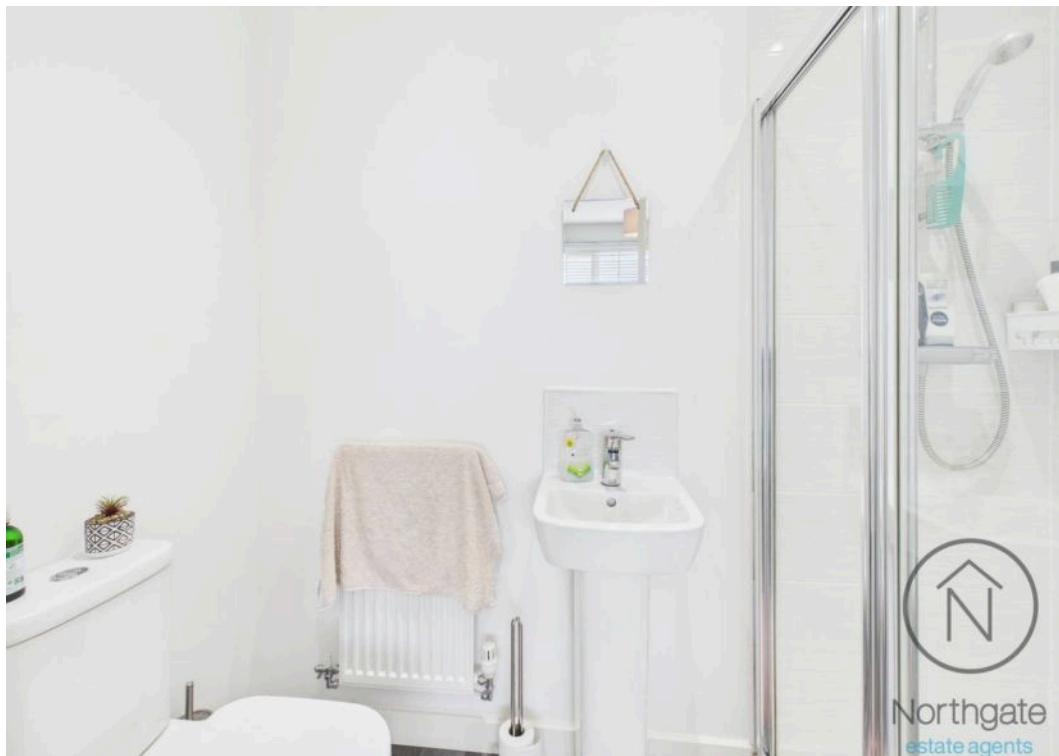


REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces

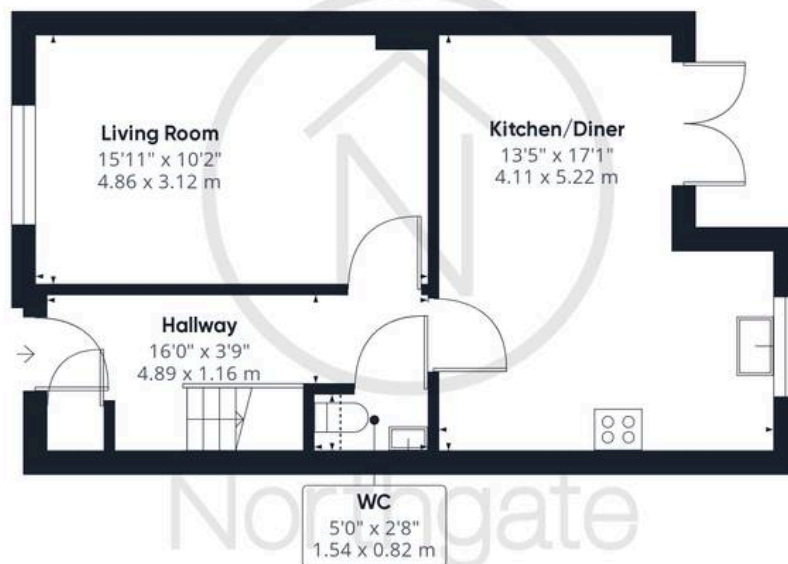








Northgate
estate agents



Approximate total area⁽¹⁾

875.21 ft²

81.31 m²

Reduced headroom

2.8 ft²

0.26 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





Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.