



Stag Lane, Newton Aycliffe



Offers in Region of £205,000



17 Stag Lane

Newton Aycliffe, Newton Aycliffe

We are delighted to offer for sale this well-presented three bedroom detached home, ideally located in a sought-after area of Newton Aycliffe.

The ground floor features an inviting entrance hall, a spacious through lounge, dining room with French doors opening to the rear garden, a modern fitted kitchen, a separate utility room, a useful store room, and a downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, including a primary bedroom with an en-suite shower room. A contemporary family bathroom completes the accommodation.

Externally, there are well-maintained low maintenance gardens to the front and rear, a driveway providing off-street parking, and an integral garage.

Further benefits include gas central heating and uPVC double glazing throughout.

Council Tax band: D

Tenure: Freehold

- Spacious 3 Bedroom Detached
- En-suite to master bedroom
- Low Maintenance Front & Rear Gardens
- Modern Fitted Kitchen / Utility Room / Store Room
- Energy Performance Certificate: TBC



Hallway

4'0" × 3'8" (1.22 × 1.12 m)

Lounge

10'4" × 13'3" (3.16 × 4.06 m)

Dining Room

7'6" × 9'2" (2.31 × 2.81 m)

Kitchen

9'6" × 9'1" (2.92 × 2.77 m)

Utility Room

4'11" × 5'2" (1.51 × 1.58 m)

Store Room

7'9" × 3'9" (2.37 × 1.16 m)

Wc

4'11" × 3'8" (1.51 × 1.13 m)

Landing

5'10" × 6'2" (1.80 × 1.89 m)

Bedroom 1

8'7" × 13'5" (2.64 × 4.10 m)

En-Suite

7'10" × 4'9" (2.41 × 1.46 m)

Bedroom 2

10'4" × 8'9" (3.17 × 2.67 m)

Bedroom 3

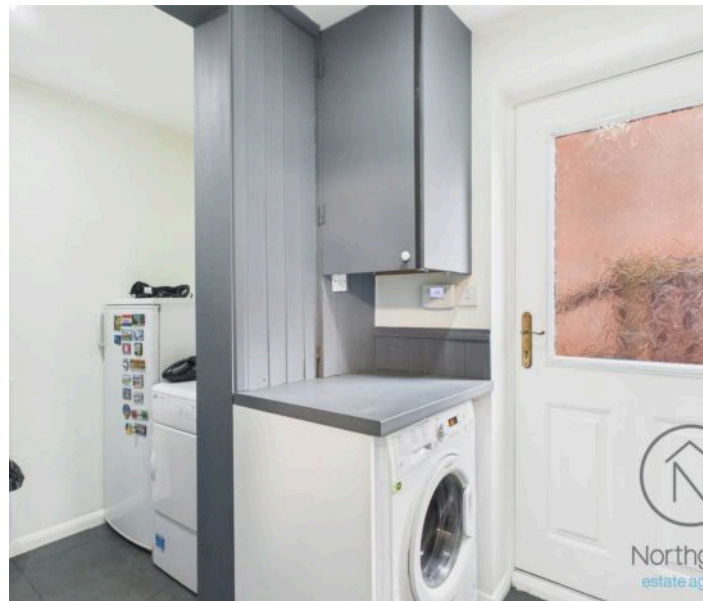
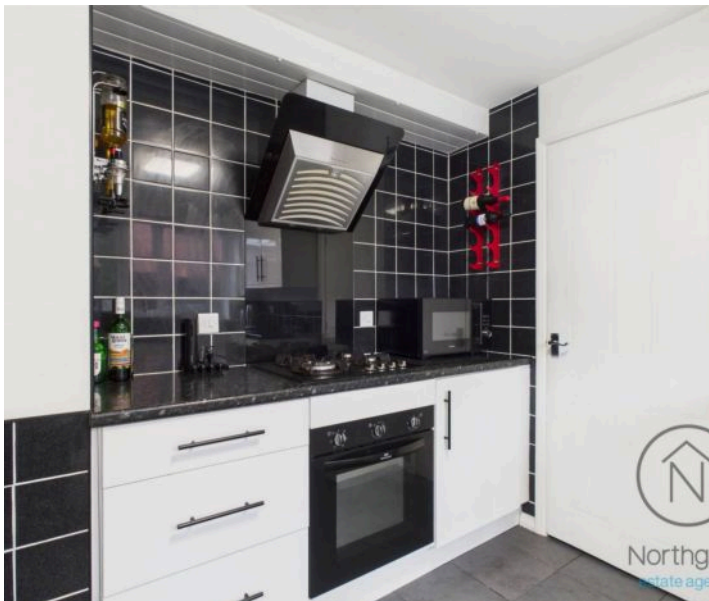
6'9" × 9'6" (2.07 × 2.91 m)

Bathroom

6'6" × 5'6" (1.99 × 1.68 m)

Garage

7'10" × 12'2" (2.39 × 3.72 m)





FRONT GARDEN

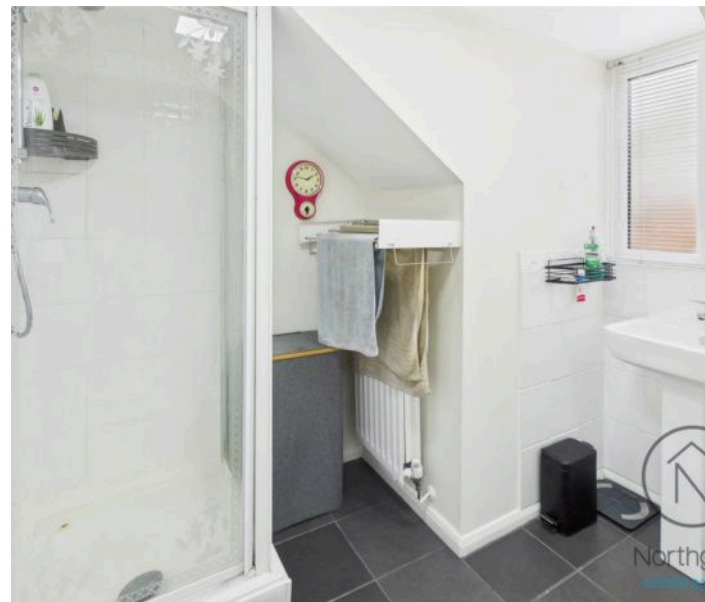
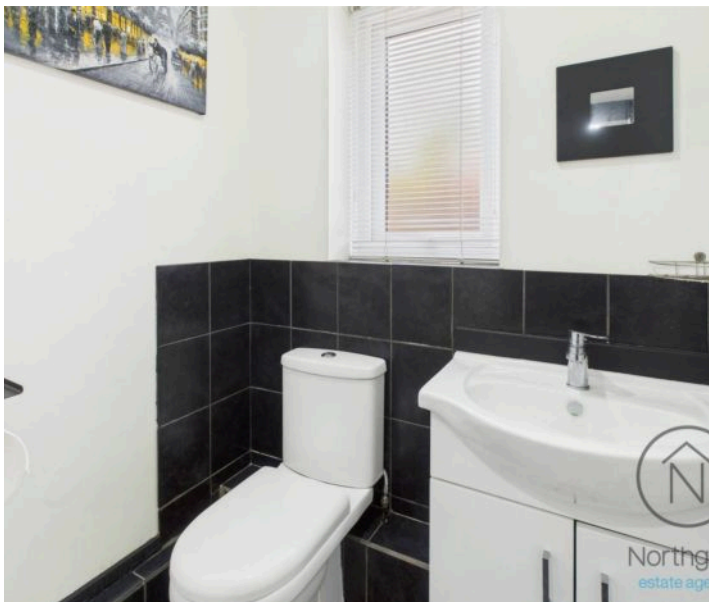
REAR GARDEN

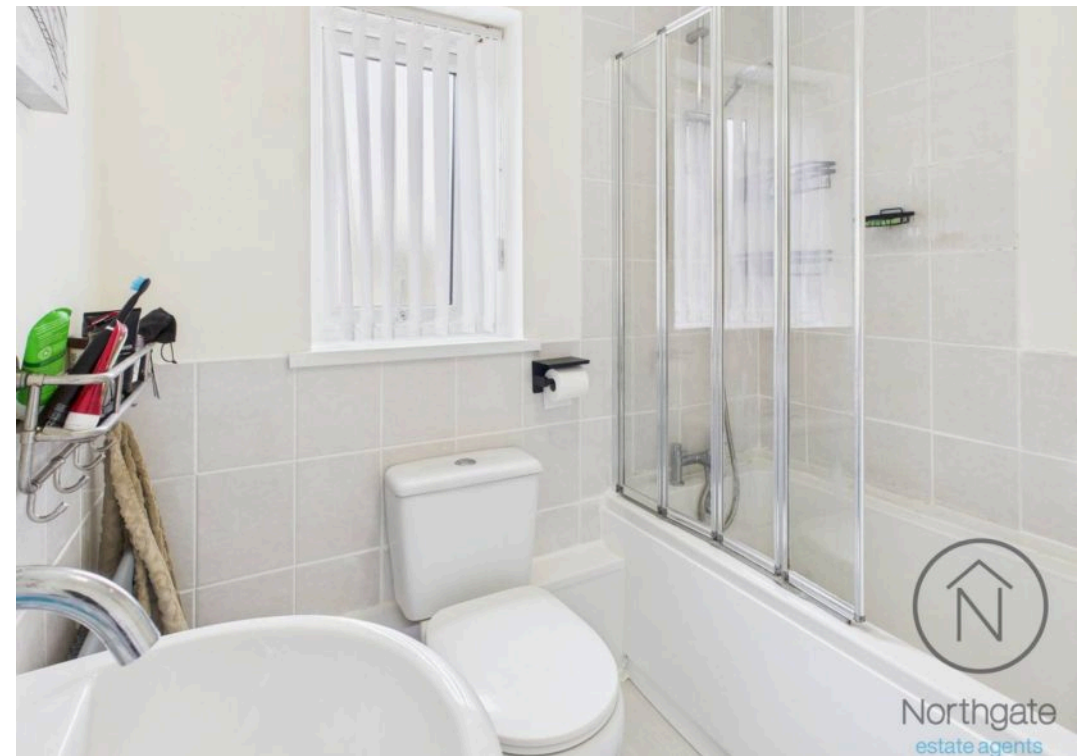
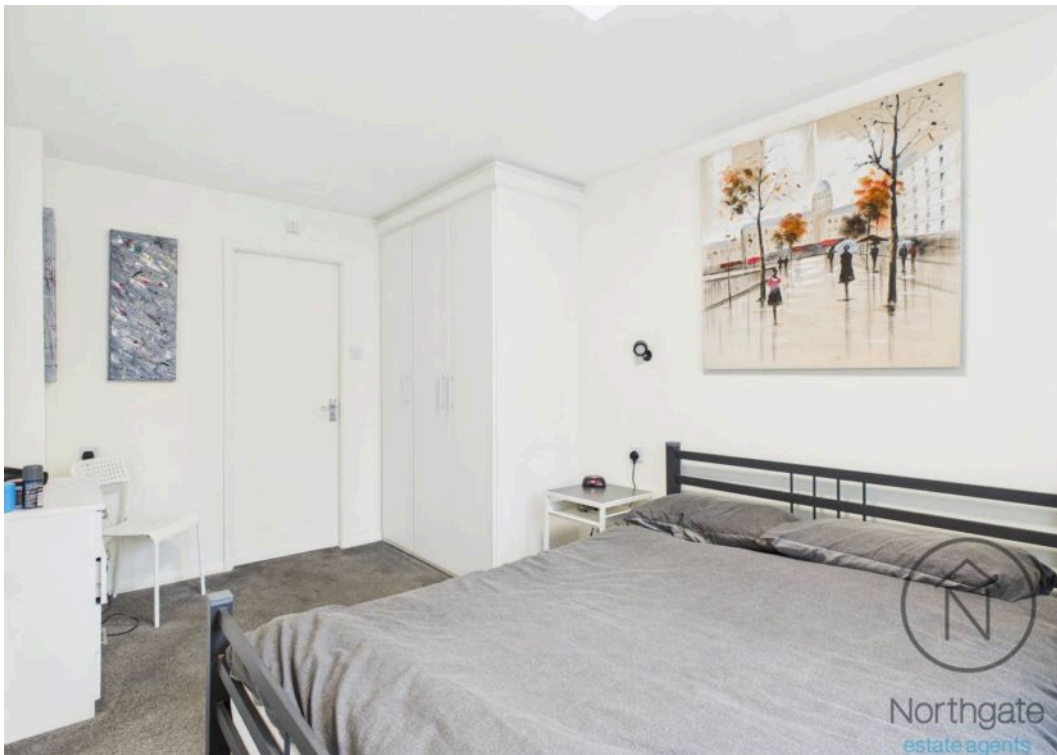
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

916 ft²

85.1 m²

Reduced headroom

1 ft²

0.1 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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