



83 Mellanby Crescent, Newton Aycliffe  
Newton Aycliffe



In Excess of £85,000





## 83 Mellanby Crescent

Newton Aycliffe, Newton Aycliffe

An immaculately presented two-bedroom mid-terrace property, this charming residence offers a fantastic opportunity for the discerning purchaser. The ground floor features a spacious lounge, while the kitchen/diner provides a practical and well-appointed space for everyday living and casual dining.

The first-floor landing leads to two well-proportioned bedrooms, along with a modern shower room.

Externally, the property enjoys gardens to both the front and rear, offering outdoor space for relaxation or entertaining.

Conveniently located within easy reach of local amenities and transport links, this home is ideal for first-time buyers, small families, or investors alike.

Please note this property has been virtually staged.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Mid-Terraced
- Modern Kitchen/Diner
- Gas Central Heating & Double Glazed
- Close to Newton Aycliffe town centre
- Enclosed rear garden
- Energy Performance Certificate: TBC



#### Vestibule

3'11" x 3'0" (1.20 x 0.92 m)

#### Lounge

14'11" x 11'11" (4.55 x 3.65 m)

#### Kitchen/Diner

14'10" x 13'6" (4.53 x 4.14 m)

#### Landing

2'8" x 5'4" (0.83 x 1.65 m)

#### Bedroom 1

12'11" x 9'10" (3.96 x 3.00 m)

#### Bedroom 2

9'10" x 10'7" (3.02 x 3.23 m)

#### Bathroom

4'9" x 7'8" (1.45 x 2.35 m)

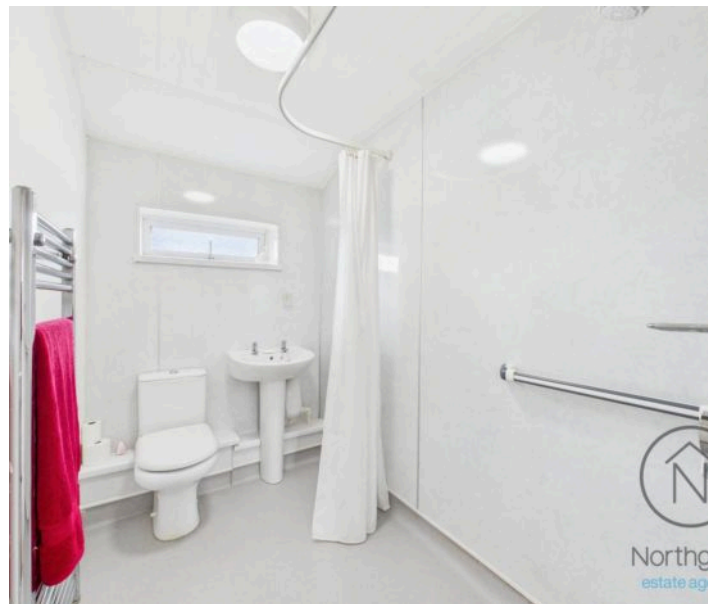




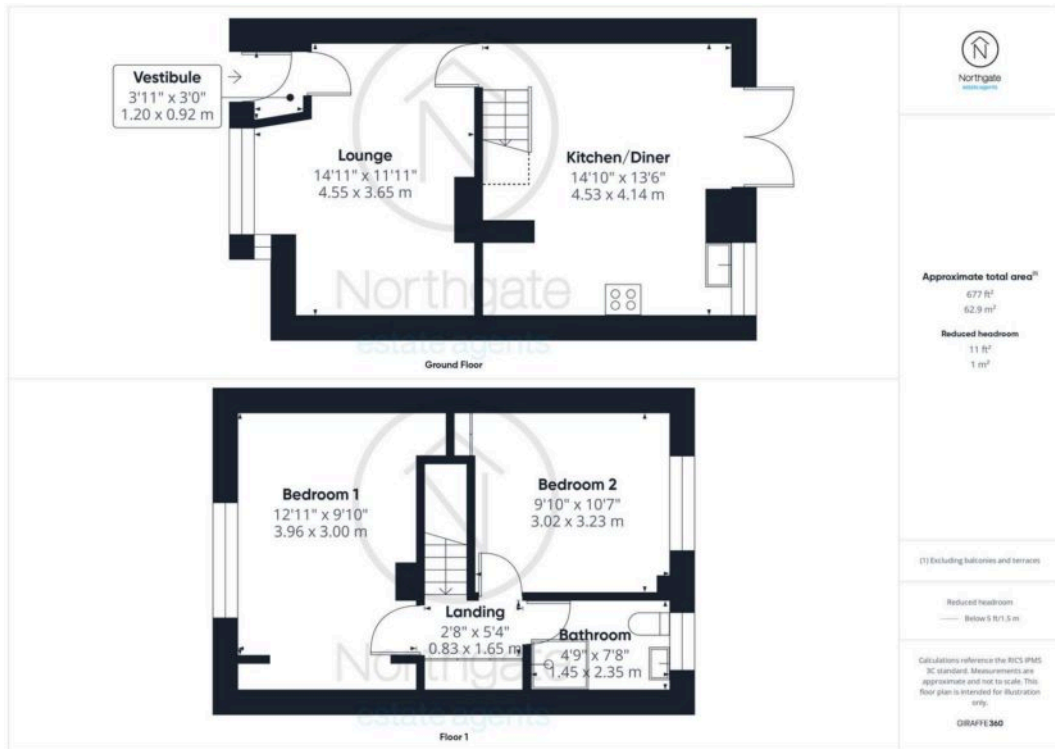


FRONT GARDEN

REAR GARDEN









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**Vestibule**  
3'11" x 3'0"  
1.20 x 0.92 m

**Lounge**  
14'11" x 11'11"  
4.55 x 3.65 m

**Kitchen/Diner**  
14'10" x 13'6"  
4.53 x 4.14 m

Ground Floor

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

677 ft<sup>2</sup>

62.9 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

**Bedroom 1**  
12'11" x 9'10"  
3.96 x 3.00 m

**Bedroom 2**  
9'10" x 10'7"  
3.02 x 3.23 m

**Landing**

2'8" x 5'4"  
0.83 x 1.65 m

**Bathroom**

4'9" x 7'8"  
1.45 x 2.35 m

Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Northgate - County Durham

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