



10a Heighington Street, Aycliffe  
Newton Aycliffe



Offers Over £260,000



## Heighington Street

Aycliffe, Newton Aycliffe

This exquisite 3-bedroom, set over 3 floors, mid-terrace house presents a unique opportunity to acquire a beautifully designed family home located within the highly desirable setting of a charming village. Offering a high standard of living, the property impresses with a contemporary aesthetic and a range of modern conveniences.

A beacon of comfort and style, this residence boasts an impressive layout that effortlessly combines functionality with sophistication. The interior design of this abode is designed to offer a serene living experience, with a seamless flow between spaces. The property has been meticulously maintained and showcases a modern finish throughout.

Upon entering the home, you are greeted by a spacious living area that exudes warmth and elegance. The home features three generously sized bedrooms, each accompanied by its own ensuite bathroom, offering a level of privacy and comfort that is sure to appeal to prospective buyers. This luxury is complemented by the presence of double glazing and gas central heating, ensuring a cosy and energy-efficient living environment.

The heart of the home lies in the beautiful modern kitchen, equipped with state-of-the-art appliances and a stylish island that provides ample space for culinary creations and entertaining guests. This culinary haven is sure to inspire a sense of creativity and joy in the heart of any chef.

- Exquisite 3 Bedroom, 3 Bathroom Family Home
- Double Glazing / Gas Central Heating



## REAR GARDEN

### Allocated parking

2 Parking Spaces

Externally: Stepping outside, the south facing rear garden offers a perfect retreat, benefitting from excellent sunlight throughout the day. It features a patio area, a well maintained turfed section, and a unique log cabin-ideal for use as a home office, gym, or relaxation space. Parking will never be an issue, as the property comes with two allocated parking bays, providing convenience and peace of mind to residents and their guests. Furthermore, the house benefits from being nestled in a serene village location, offering a sense of tranquillity and community spirit for its inhabitants.

In conclusion, this 3-bedroom house represents a rare opportunity to acquire a stylish and contemporary family home in a prime location. With its modern amenities, ensuite bedrooms, and two parking bays, this property is ideal for those seeking both luxury and practicality in their daily living. Don't miss the opportunity to make this exceptional residence your own and experience the epitome of refined village living. Visit this property today and envision the possibilities of calling it home.

Council Tax band: B

Tenure: Freehold



**Lounge**

14'1" x 13'0" (4.30 x 3.97 m)

**Hallway**

7'9" x 7'9" (2.37 x 2.38 m)

**Wc**

5'10" x 6'3" (1.78 x 1.93 m)

**Kitchen/Diner**

14'6" x 14'6" (4.42 x 4.42 m)

**Landing**

4'9" x 10'9" (1.47 x 3.28 m)

**Bedroom 2**

14'1" x 10'3" (4.32 x 3.14 m)

**En-suite**

6'0" x 5'6" (1.84 x 1.70 m)

**Bedroom 3**

14'6" x 8'1" (4.42 x 2.47 m)

**En-suite**

5'11" x 4'10" (1.83 x 1.47 m)

**Landing**

6'5" x 5'4" (1.97 x 1.64 m)

**Bedroom 1**

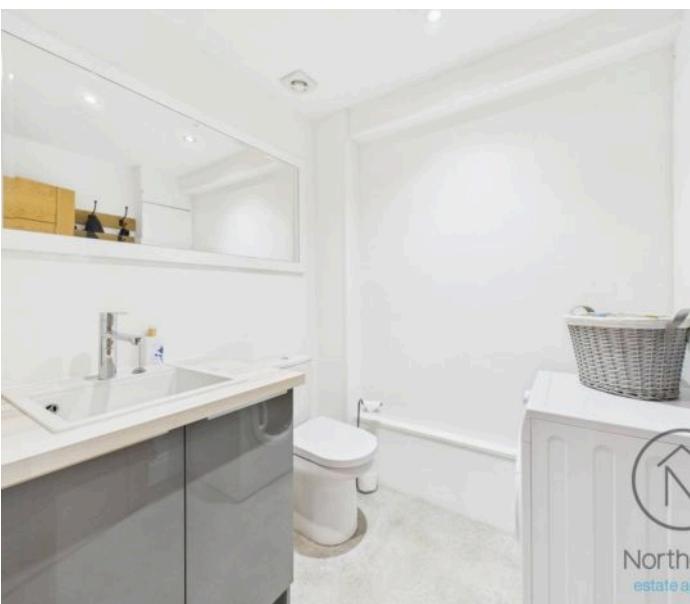
10'9" x 11'2" (3.28 x 3.41 m) 5'2" x 4'10" (1.58 x 1.48 m)

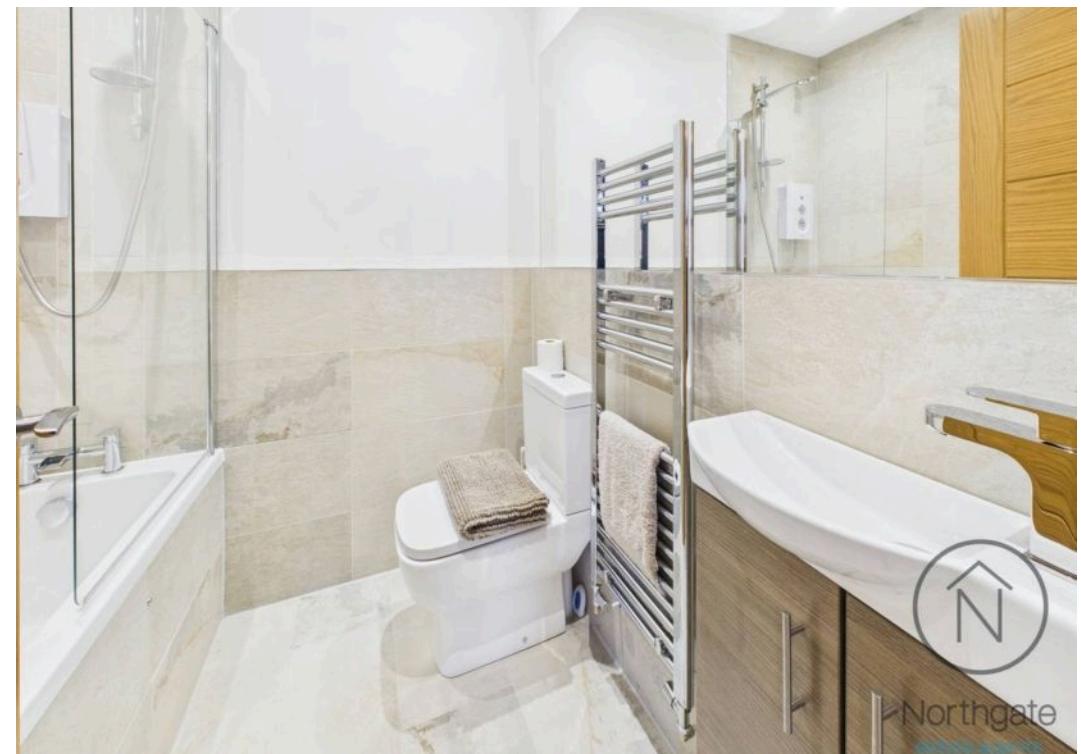
**En-suite**

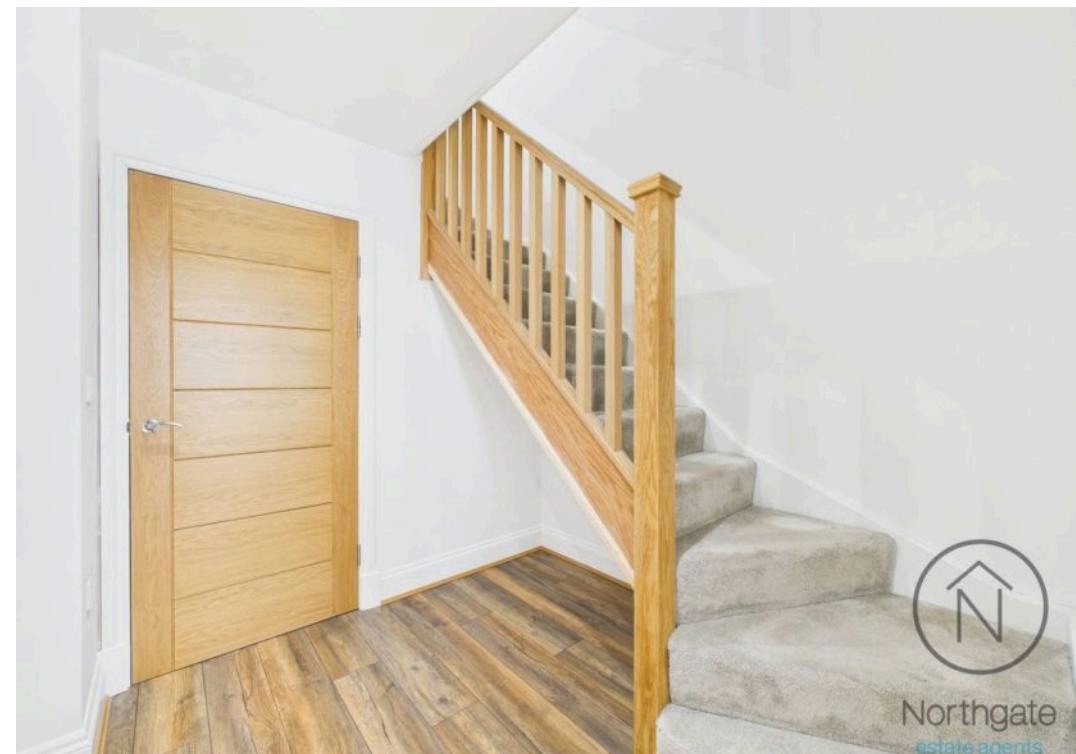
7'2" x 5'5" (2.21 x 1.66 m)

**Log Cabin**

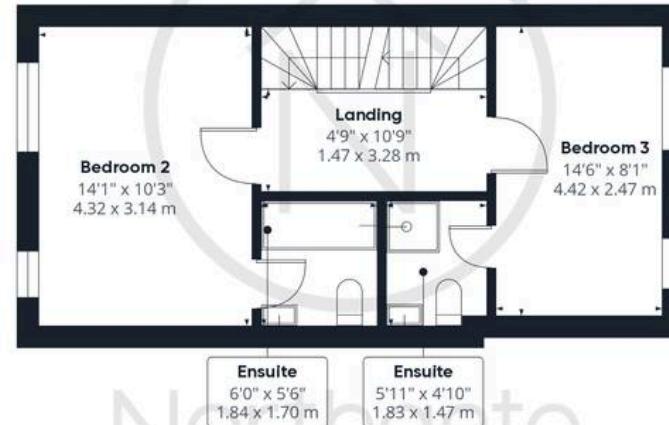
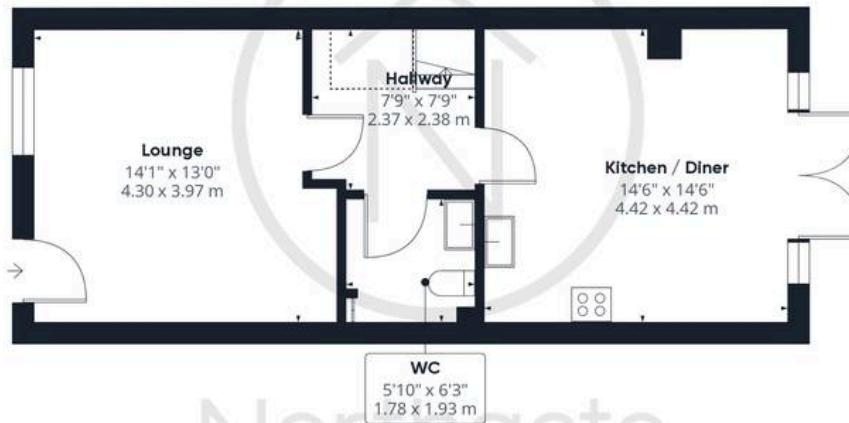
9'6" x 14'6" (2.92 x 4.44 m)











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

2412.11 ft<sup>2</sup>  
224.09 m<sup>2</sup>

Reduced headroom

9.41 ft<sup>2</sup>  
0.87 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.

GIRAFFE360





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