



The Old Station, Aycliffe
Newton Aycliffe



Offers In Excess of £270,000



5 The Old Station

Aycliffe, Newton Aycliffe

A beautiful double-fronted detached family home, ideally located just off Aycliffe Village Green in the popular Aycliffe Village, close to local amenities and well-regarded schools, with easy access to the A1 and within a short travelling distance of Darlington and Durham. The property is entered via an impressive entrance hallway, which includes a ground floor WC and sets the tone for the spacious accommodation throughout. From the hallway, there is access to a dual-aspect lounge/dining room, with the lounge featuring a log burner creating a warm and inviting focal point, and the dining area incorporating a breakfast bar, ideal for everyday dining and entertaining. A ground floor study provides an excellent space for home working. The fitted kitchen is well laid out for practical family living.

Upstairs, the principal bedroom benefits from its own en-suite shower room/WC, while there are two further well-proportioned bedrooms, served by a family bathroom with separate shower cubicle and bath.

Externally, the property boasts an impressive private driveway to the front providing ample off-road parking, along with two outdoor sheds for additional storage. The enclosed rear garden features a patio area, lean-to pergola with roof, lawn, and a gravelled pathway, creating an excellent space for outdoor relaxation and entertaining.

This attractive home is ideally suited to families seeking a well-located property with generous outdoor space. Early viewing is highly recommended.

- Double-fronted 3 bedroom detached family home
- Spacious lounge/dining room with log burner and



Council Tax band: D

Tenure: Freehold

Entrance Hall

6'4" × 10'2" (1.95 × 3.10 m)

Living Room | Family Room

11'5" × 27'10" (3.50 × 8.48 m)

Kitchen

7'8" × 11'2" (2.36 × 3.42 m)

WC

4'8" × 7'1" (1.43 × 2.18 m)

Dining Room

7'11" × 8'3" (2.44 × 2.54 m)

Landing

6'5" × 10'1" (1.96 × 3.08 m) 3'1" × 13'8" (0.94 × 4.19 m)

Bedroom 1

19'10" × 11'5" (6.06 × 3.48 m)

En-suite

8'0" × 4'10" (2.45 × 1.49 m)

Bedroom 2

8'0" × 10'9" (2.44 × 3.29 m)

Bedroom 3

7'11" × 8'3" (2.43 × 2.53 m)

Bathroom

8'0" × 7'1" (2.46 × 2.18 m)

Outbuildings

10'1" × 10'6" (3.09 × 3.20 m) 9'3" × 15'9" (2.83 × 4.81 m)



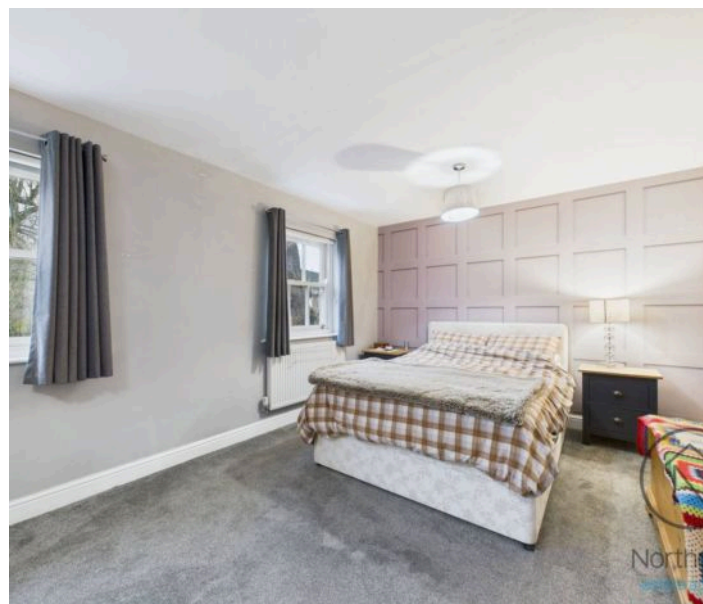
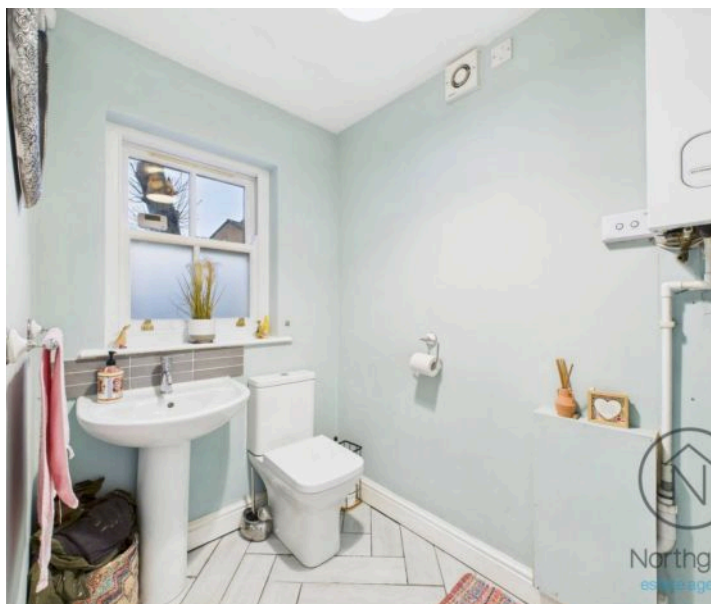


FRONT GARDEN

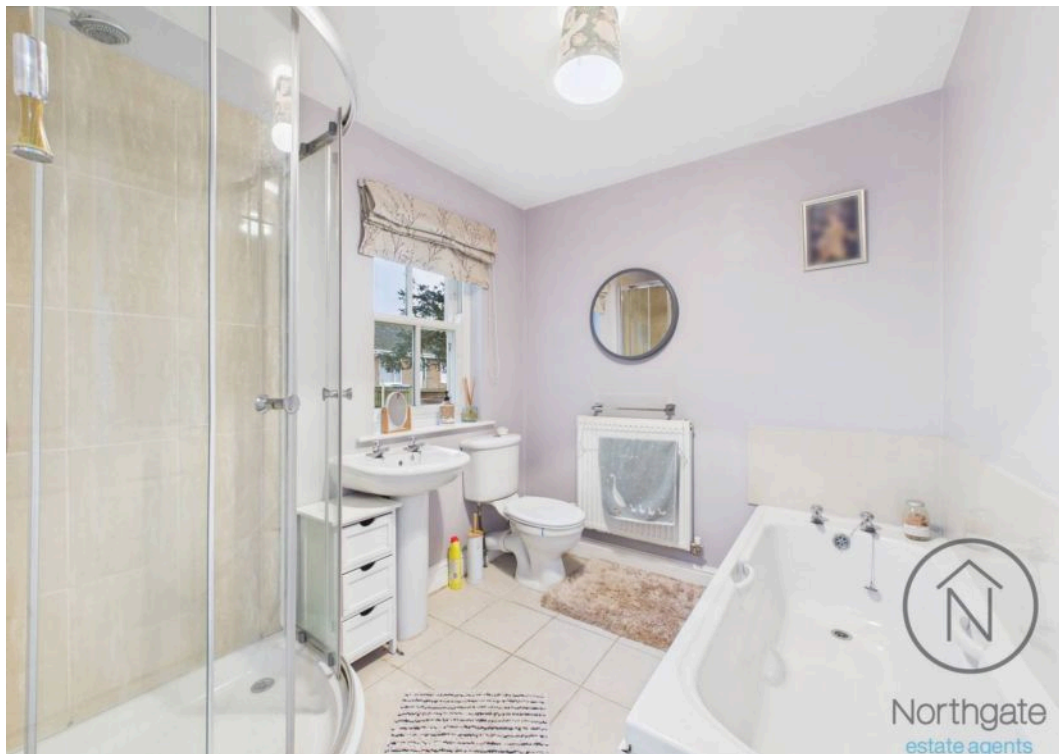
REAR GARDEN

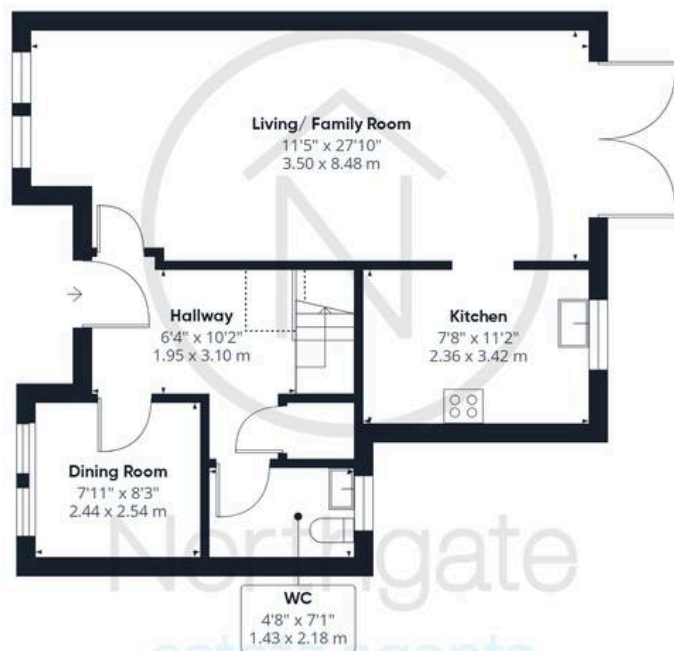
DRIVEWAY

4 Parking Spaces

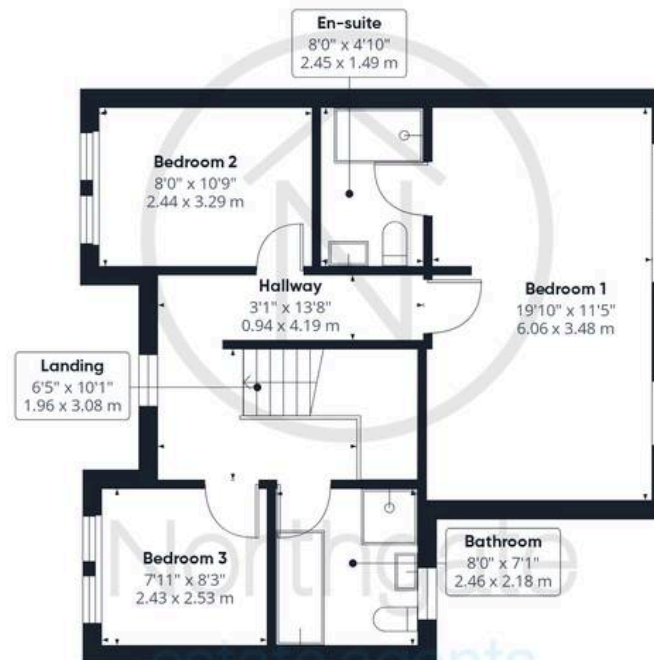




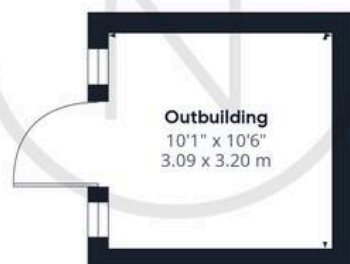




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1421 ft²

132 m²

Reduced headroom

8 ft²

0.8 m²

(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



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