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Morrison Close Newton Aycliffe, DL5 4QZ

305 Morrison Close, Newton Aycliffe, DL5 4QZ

£79,950

Ideal for both investors and first time buyers is this three bedroomed semi-detached property located on Morrison Close, Newton Aycliffe. Situated close to amenities such as the Leisure Centre, Woodham Golf Club as well as supermarkets, popular high street stores and schools. The town has excellent public transport links, offering access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham and Newcastle. The A167 is nearby leading to the A1(M) both North and South, ideal for commuters.

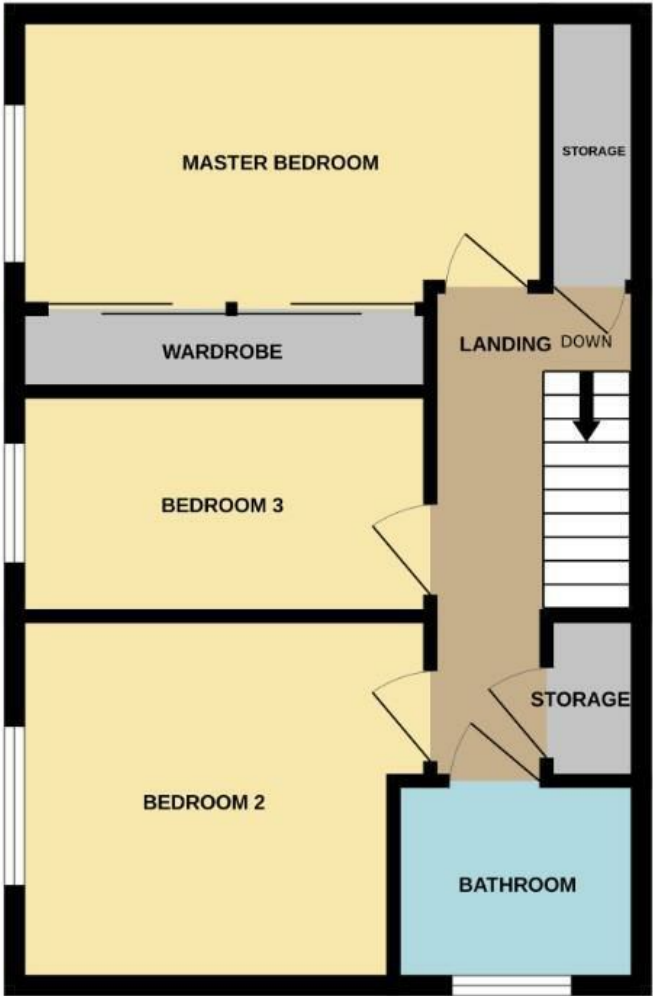
In brief, the property comprises; an entrance hall leading into the kitchen, living room, dining room and shower room to the ground floor. The first floor consist of the master bedroom, two further bedrooms and bathroom. Externally, the property has an enclosed gravelled garden to the rear with on street parking available.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	72	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Living Room

10'9" x 9'2"
Cosy living room located to the rear elevation with contemporary decor and window to the side elevation.

Dining Room

10'9" x 9'2"
Second reception room with neutral decor and space for a dining table and chairs.

Kitchen

13'5" x 11'5"
Modern kitchen fitted with a range of wall, base and drawer units, contrasting work surfaces, sink/drainers, integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances and furniture, with patio door leading into the rear garden

Shower Room

5'10" x 4'11"
Ground floor shower room fitted with a corner shower cubicle, wash hand basin and WC.

Master Bedroom

14'9" x 11'8"
Generously sized master bedroom with space for a double bed and further furniture, benefiting from fitted wardrobes, neutral decor and window to the side elevation.

Bedroom Two

11'5" x 10'9"
Another spacious bedroom with plenty of space for a double bed and further furniture and benefiting from neutral decor and window to the side elevation.

Bedroom Three

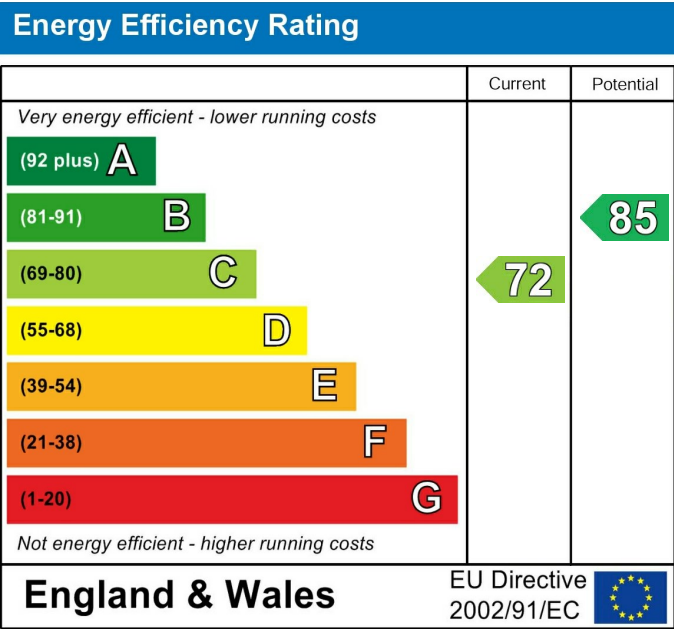
11'5" x 6'2"
Bedroom three is capable of hosting a single bed with window to the side elevation.

Bathroom

6'10" x 5'6"
The bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC.

External

Externally, the property has an enclosed gravelled garden to the rear with on street parking available.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

