



**High Street, Aycliffe Village, Newton Aycliffe, DL5
6JY
2 Bed - Cottage - Terraced
£100,000**

**Council Tax Band: A
EPC Rating: D
Tenure: Freehold**



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This charming and deceptively spacious two-bedroom cottage, offered for sale with no onward chain, is located in the heart of the highly sought-after Aycliffe Village. Combining character and comfort, the property is ideally positioned for easy access to the A1(M) and A167, with Newton Aycliffe just a short drive away, offering a wider selection of shops, supermarkets and amenities.

The cottage features uPVC double glazing and gas central heating, making it an attractive choice for first-time buyers, small families or investors alike.

Upon entering, a welcoming vestibule and hallway lead to a spacious lounge with an electric-effect fire and charming brick-built surround. To the rear, the light and airy kitchen/diner offers a stylish and functional space with modern white gloss units, integrated oven, gas hob, extractor fan and stainless steel sink. The generous dining area enjoys an abundance of natural light and provides excellent storage with two under-stairs cupboards. A utility room with plumbing for a washing machine and space for a tumble dryer leads to a convenient cloakroom with WC and wash hand basin.

Upstairs, a split-level landing gives access to two well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and loft access via a pull-down ladder, while the second bedroom houses the Baxi combination boiler installed in 2021. The spacious bathroom includes a bath, separate shower cubicle, wash hand basin and WC.

Situated in a peaceful village location yet close to excellent transport links and amenities, this lovely home offers the perfect balance of rural charm and modern convenience, making it an opportunity not to be missed.

- NO ONWARD CHAIN
- LARGE KITCHEN DINER
- SPACIOUS LOUNGE
- IDEAL FIRST TIME BUY/INVESTMENT
 - POPULAR VILLAGE LOCATION
 - PRICED TO SELL





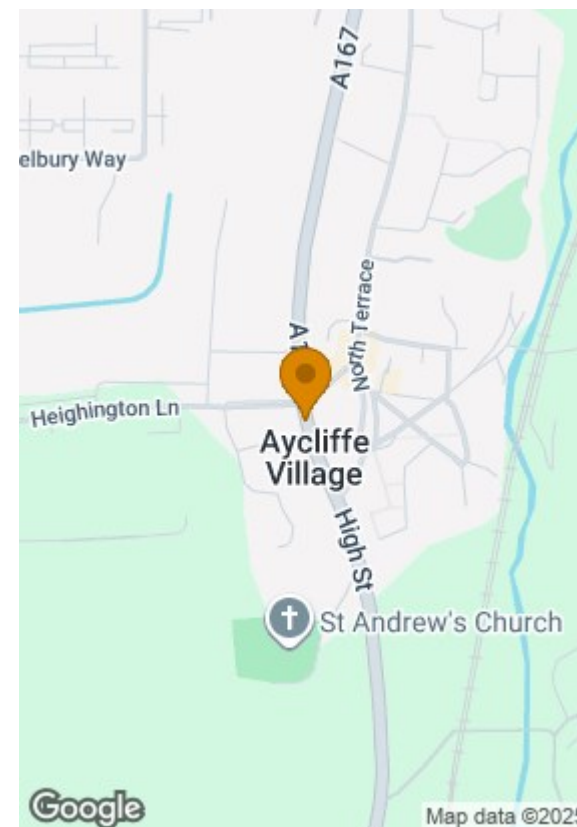


High St Aycliffe

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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