



Birch Way, Newton Aycliffe
Newton Aycliffe



In Excess of £210,000



Birch Way

Newton Aycliffe

We are delighted to bring to the market this beautifully presented and modern three-bedroom semi-detached townhouse, offering spacious and versatile accommodation arranged over three floors. Ideally suited to first-time buyers, growing families or those looking for a stylish, low-maintenance home in a popular and convenient location.

The property is approached via a driveway providing off-street parking and access to the garage. Upon entering, the welcoming hallway leads to a modern open-plan kitchen/dining room, creating an excellent space for everyday family living and entertaining. The bright and comfortable lounge features French doors opening onto the rear garden, while a useful downstairs WC adds further practicality.

To the first floor are two well-proportioned bedrooms, served by a modern family bathroom. The second floor is home to the principal bedroom, which benefits from built-in wardrobes and a private en-suite shower room.

Externally, the property benefits from a front garden with lawn and shrubs, together with a driveway providing useful off-street parking. To the rear is an enclosed garden south facing garden with both patio and lawn, providing an ideal setting for outdoor dining, entertaining, children's play or simply relaxing during the warmer months.



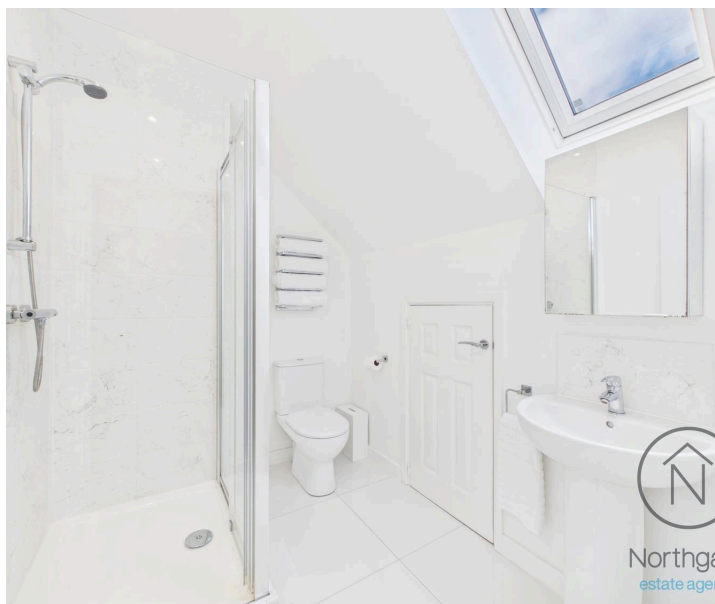
The property is situated within a popular residential area, conveniently positioned for a range of local amenities, schools and excellent transport links. The location is particularly appealing to families, with Byerley Park Primary School within the school catchment.

This attractive home combines modern accommodation, three bedrooms, two bathrooms, a downstairs WC, open-plan kitchen/dining space, private rear garden, driveway parking and garage, making it an excellent opportunity for a wide range of buyers.

- Modern Three Bedroom Semi Detached Town House
- Lounge with French Doors to rear garden
- Modern Kitchen/Diner With Range Of Base & Eye level Units
- Ground Floor W.C., Family Bathroom, Ensuite To Master
- Driveway with Garage
- Energy Performance Certificate: B

Council Tax band: C

Tenure: Freehold





Hallway

6' 6" x 3' 6" (1.99m x 1.07m)

Wc

4' 8" x 3' 4" (1.43m x 1.01m)

Kitchen / diner

13' 5" x 11' 7" (4.08m x 3.52m)

Lounge

14' 10" x 11' 7" (4.51m x 3.53m)

Landing

12' 6" x 6' 5" (3.82m x 1.95m)

Bedroom 2

14' 9" x 8' 9" (4.50m x 2.67m)

Bedroom 3

9' 5" x 8' 0" (2.86m x 2.44m)

Bathroom

8' 0" x 6' 8" (2.45m x 2.04m)

Hallway

6' 6" x 5' 10" (1.98m x 1.78m)

Bedroom 1

14' 10" x 12' 5" (4.53m x 3.79m)

En-suite

7' 11" x 6' 2" (2.42m x 1.88m)

Garage

17' 2" x 9' 1" (5.23m x 2.76m)

Front Garden

Rear Garden

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

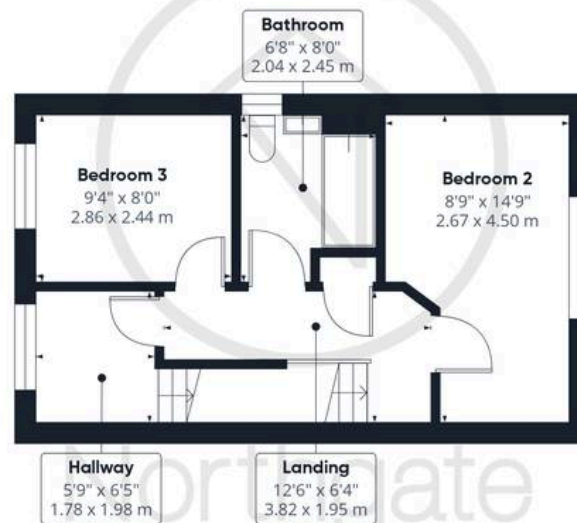








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1118 ft²

104 m²

Reduced headroom

22 ft²

2.1 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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