



Westmorland Way, Newton Aycliffe

Newton Aycliffe



Offers Invited Between £220,00 And £230,000



## 35 Westmorland Way

Newton Aycliffe, Newton Aycliffe

The property presents a magnificent 3-bedroom detached house just a short walk from Newton Aycliffe town centre. Boasting a spacious interior, this extensive family home offers a haven of modern living. The ground floor features a utility room and WC, providing convenience and practicality. The heart of the home is a generous lounge, perfect for hosting family gatherings or enjoying a quiet evening in, accompanied with the lounge to complete the downstairs accommodation are a kitchen and separate dining room another great space for entertaining guests. Upstairs the home benefits from three good sized bedrooms and a family bathroom.

Externally the home offers a good sized front and rear garden along with a driveway for off street parking along with the garage offering a ideal space for storage or further vehicle parking.

Conveniently situated close to the town centre, this property offers the best of both worlds – a peaceful sanctuary while still providing easy access to all local amenities. With its charming exterior, captivating interior, and picturesque outside space, this 3-bedroom detached house is an exceptional find. A truly remarkable property, it is a rare opportunity that won't be available for long. Don't miss out on the chance to make this house your dream family home. Schedule your viewing today and experience the perfect balance of tranquillity and convenience that this property offers.



**Entrance Porch**

7' 10" x 3' 4" (2.39m x 1.02m)

**Hallway**

7' 3" x 15' 11" (2.21m x 4.85m)

**Living Room**

14' 9" x 15' 10" (4.50m x 4.83m)

**Dining Room**

12' 3" x 11' 9" (3.73m x 3.58m)

**Kitchen**

9' 9" x 11' 8" (2.97m x 3.56m)

**Utility Room**

4' 7" x 13' 0" (1.40m x 3.96m)

**Wc**

3' 11" x 2' 10" (1.19m x 0.86m)

**Landing**

4' 10" x 10' 2" (1.47m x 3.10m)

**Bedroom 1**

11' 10" x 15' 9" (3.61m x 4.80m)

**Bedroom 2**

12' 6" x 11' 11" (3.81m x 3.63m)

**Bedroom 3**

8' 3" x 8' 11" (2.51m x 2.72m)

**Bathroom**

9' 8" x 8' 3" (2.95m x 2.51m)





## GARDEN

front & rear garden

## Driveway

2 Parking Spaces

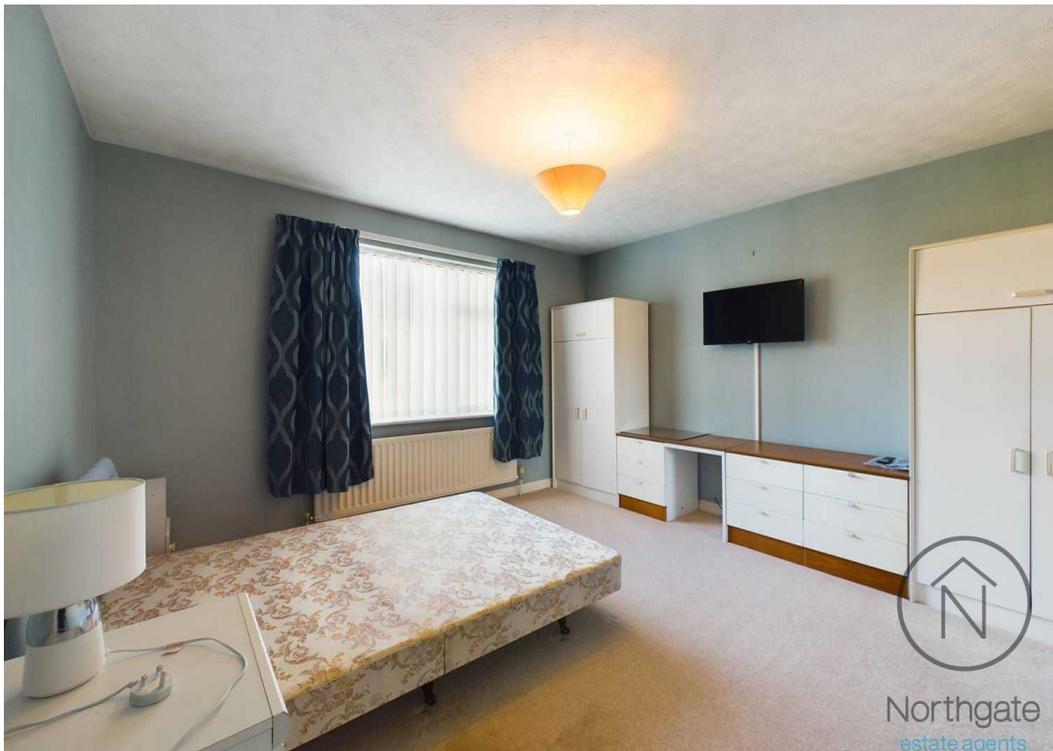
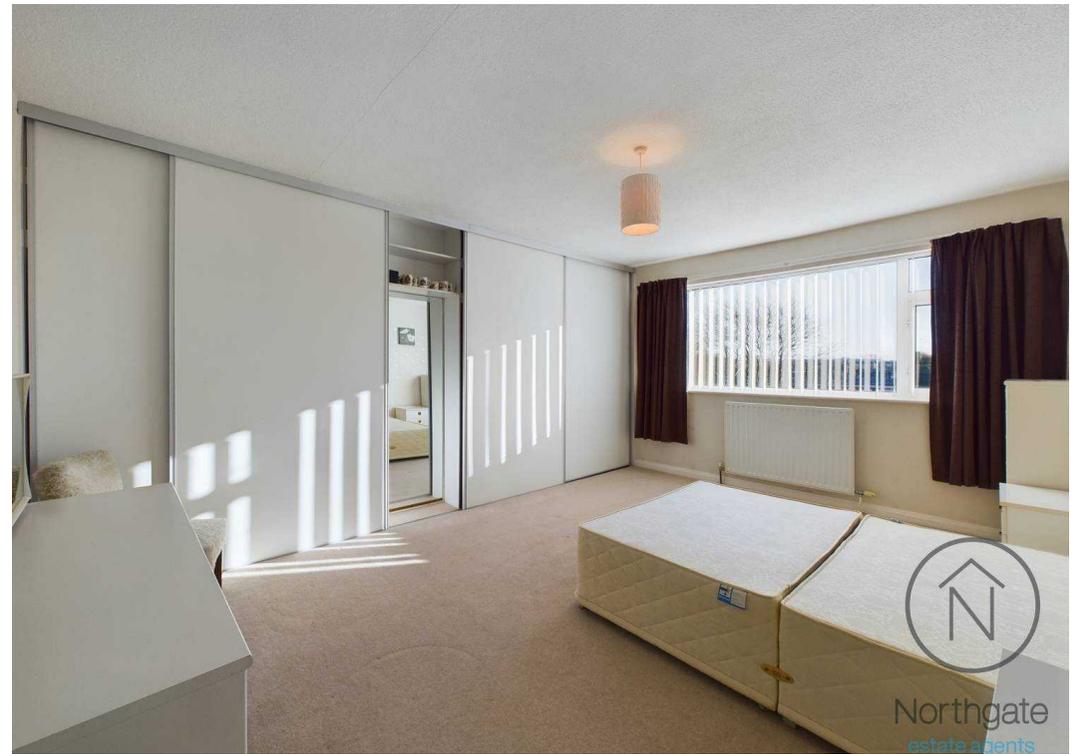
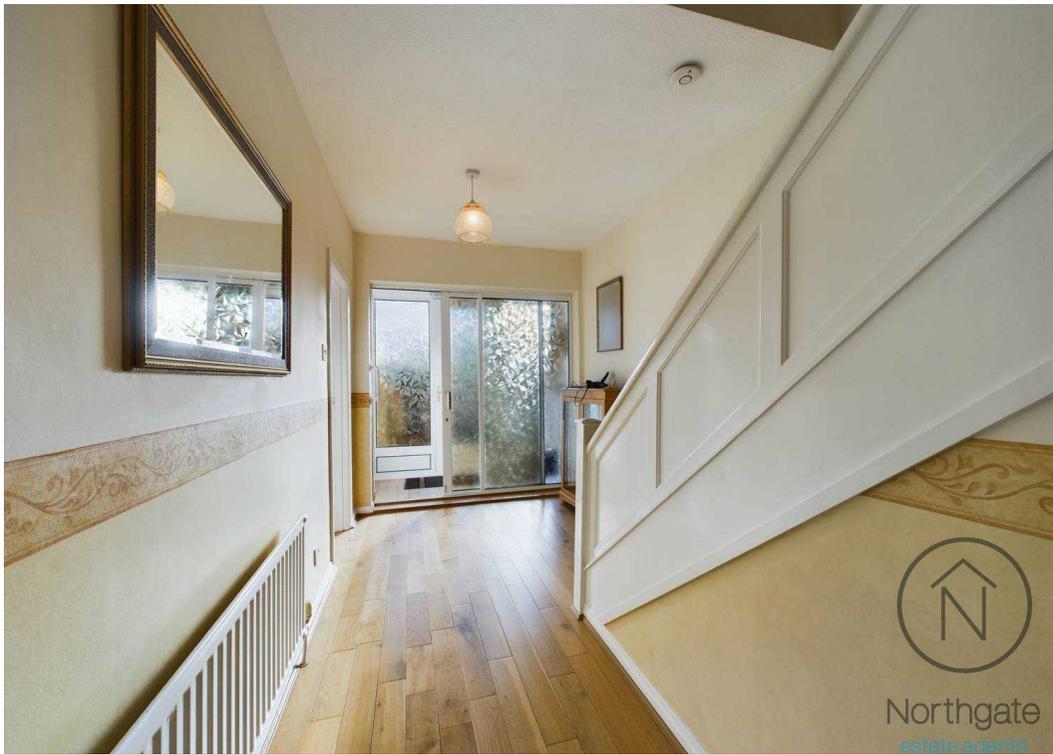
Council Tax band: C

Tenure: Freehold

- Large 3 Bed Detached
- Utility Room & Wc
- Spacious Lounge
- Garage & Drive
- Energy Efficiency Rating: D
- Close To Town Centre

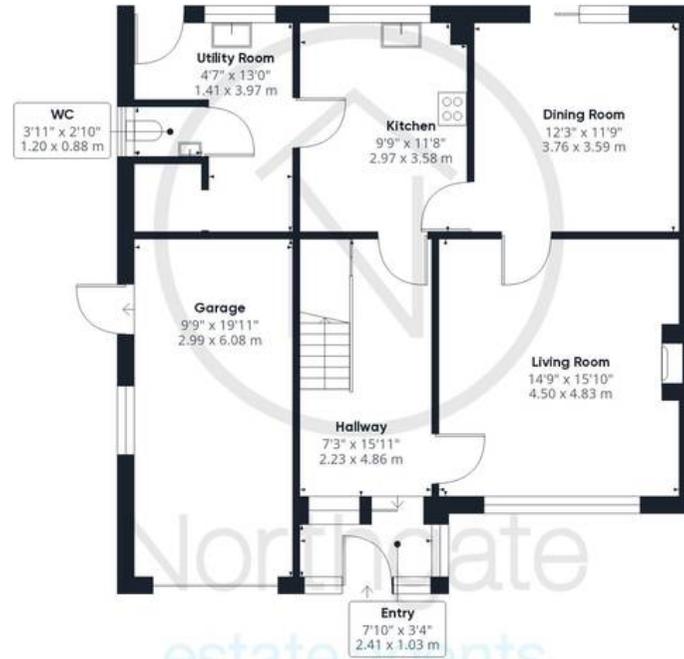








Northgate  
estate agents

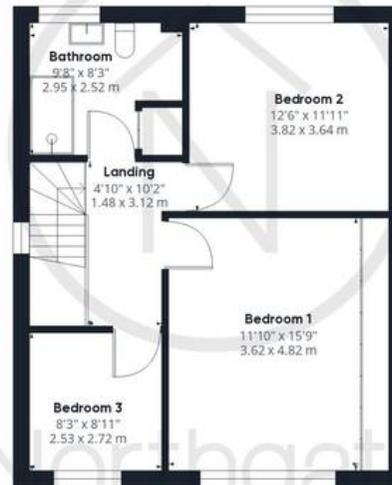


Ground Floor

Approximate total area<sup>0</sup>

1552.45 ft<sup>2</sup>

144.23 m<sup>2</sup>



Floor 2

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.