



Emerson Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £100,000



Emerson Way

Newton Aycliffe

This well-presented two-bedroom terraced house offers modern and versatile accommodation and is ideally located close to the town centre and a range of local amenities.

Internally, the entrance hall leads into a spacious reception room, providing a bright and welcoming living space.

The modern kitchen is fitted with white wall and base units, an integrated oven and hob, and attractive marble-effect worktops. A large built-in understairs storage cupboard provides useful additional storage and houses the integrated dishwasher.

A separate dining area provides an excellent additional reception space, with a door opening directly onto the rear garden. A second door provides access to the shared alleyway, while built-in shelving offers further useful storage.

To the first floor are two well-proportioned bedrooms, a family bathroom and a separate WC. The master bedroom benefits from two built-in single wardrobes, while the second bedroom has one built-in single wardrobe. The bathroom also benefits from additional storage within the boiler cupboard.

The property further benefits from a large loft space, with part of the area boarded, providing useful additional storage.



Externally, the property benefits from a low-maintenance front garden. The rear garden features a paved patio, artificial lawn and gravelled areas, providing an ideal space for outdoor seating, dining and entertaining.

This property would make an excellent home for first-time buyers, couples or professionals seeking comfortable accommodation in a convenient location.

Council Tax band: A

Tenure: Freehold

- Two-bedroom terraced house
- Close to town centre and local amenities
- Modern fitted kitchen with integrated oven and induction hob
- Low-maintenance front and rear gardens
- Family bathroom and separate WC
- Energy Performance Certificate: D





Hallway

5' 0" x 4' 5" (1.52m x 1.35m)

Lounge

15' 10" x 12' 1" (4.82m x 3.69m)

Cupboard

5' 11" x 3' 0" (1.81m x 0.92m)

Kitchen

15' 9" x 5' 11" (4.81m x 1.80m)

Dining Room

6' 2" x 5' 9" (1.88m x 1.76m)

Landing

5' 11" x 5' 9" (1.81m x 1.76m)

Bedroom 1

12' 1" x 10' 5" (3.68m x 3.17m)

Bedroom 2

12' 0" x 9' 3" (3.65m x 2.81m)

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

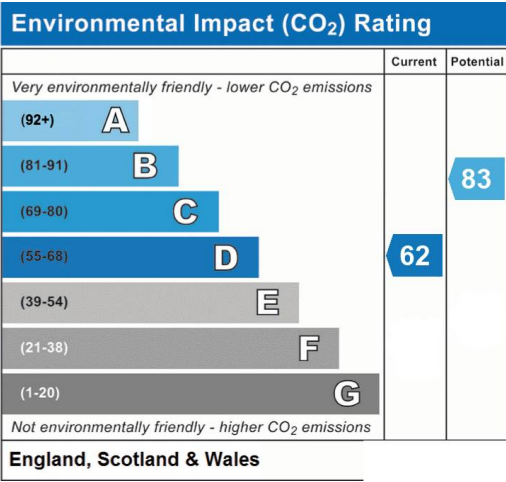
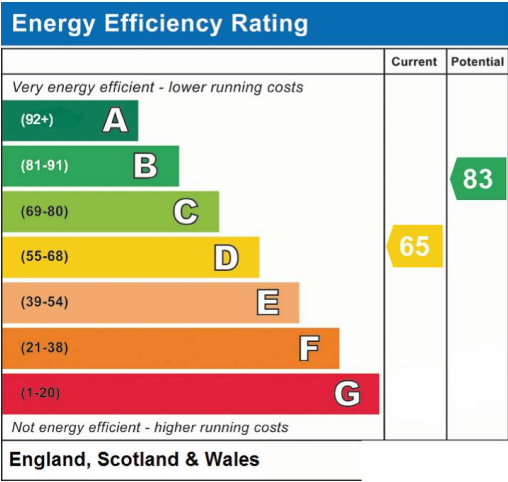
WC

5' 3" x 2' 8" (1.59m x 0.82m)

Front Garden

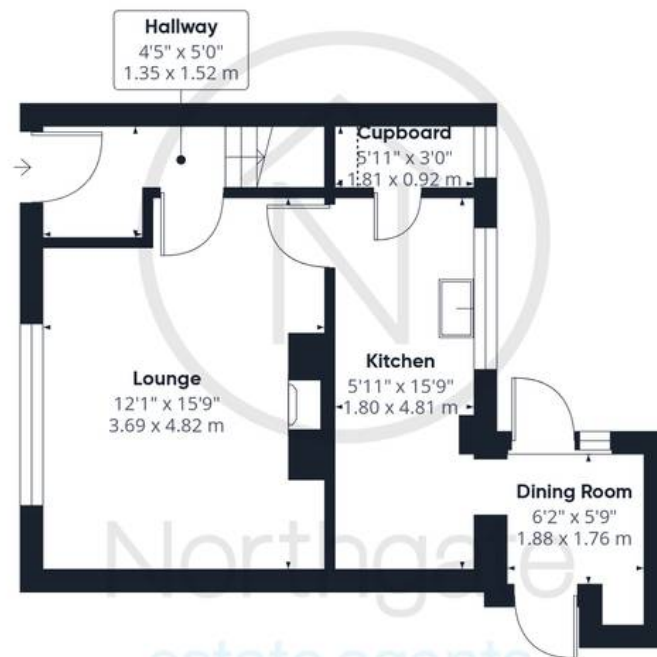
Rear Garden



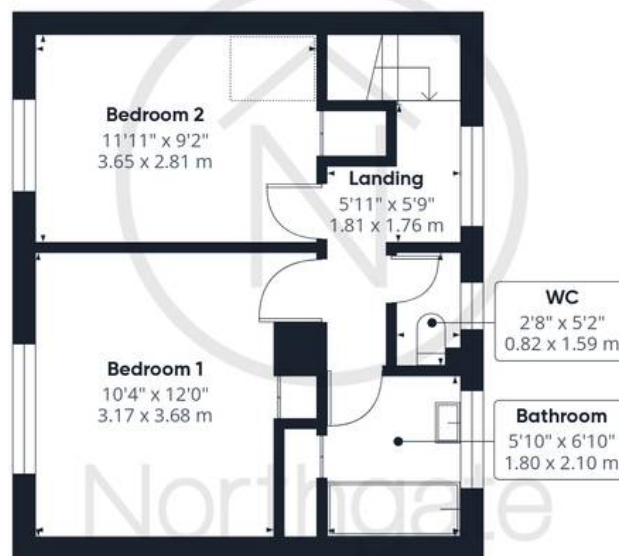




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Ground Floor



Floor 1



Approximate total area⁽¹⁾

718 ft²

66.7 m²

Reduced headroom

3 ft²

0.2 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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