



Hamsterley Road, Newton Aycliffe
Newton Aycliffe



Offers in Region of £165,000



Hamsterley Road

Newton Aycliffe, Newton Aycliffe

This well-presented semi-detached home offers the perfect blend of modern comfort and family-friendly living, featuring three spacious bedrooms, a stylish family bathroom, a ground floor WC, and multiple versatile reception areas.

To the front, the property benefits from a well-maintained garden and a private driveway providing off-road parking. Inside, the welcoming living room is bright and airy, enhanced by a large window and a contemporary electric fireplace, creating a cosy yet modern feel.

The modern kitchen/dining room is thoughtfully designed with sleek fitted units, generous worktop space, and integrated appliances including an oven and stainless steel extractor hood, making it ideal for both everyday living and entertaining. The adjoining conservatory adds further flexibility, offering an additional reception space filled with natural light and overlooking the garden.

Upstairs, the principal bedroom features modern décor and built-in storage, while the two additional bedrooms are well-proportioned and perfect for children, guests, or home office use. The family bathroom is fitted with a bath and shower over.

A standout feature of this home is the exceptional outdoor space. The rear south west facing garden is designed with families and entertaining in mind, offering lawns, mature planting, multiple patio seating areas, and dedicated children's play spaces. Whether enjoying a quiet evening outdoors or hosting family gatherings, the garden provides the perfect setting.

- Three Bedroom Semi Detached Family Home
- Lounge With Feature Electric Fire



Further enhancing the practicality of the property is a detached garage, offering additional parking and valuable storage space.
Council Tax band: C

Tenure: Freehold

Hallway

Living Room

14' 1" x 12' 2" (4.29m x 3.71m)

Kitchen / diner

15' 6" x 9' 11" (4.72m x 3.03m)

Conservatory

8' 3" x 7' 7" (2.52m x 2.32m)

Wc

5' 6" x 2' 7" (1.68m x 0.78m)

Landing

Bedroom 1

12' 4" x 8' 6" (3.75m x 2.60m)

Bedroom 2

9' 2" x 8' 11" (2.79m x 2.73m)

Bedroom 3

9' 0" x 6' 1" (2.74m x 1.85m)

Bathroom

6' 4" x 5' 7" (1.93m x 1.69m)

Garage

18' 6" x 9' 4" (5.65m x 2.84m)





GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces







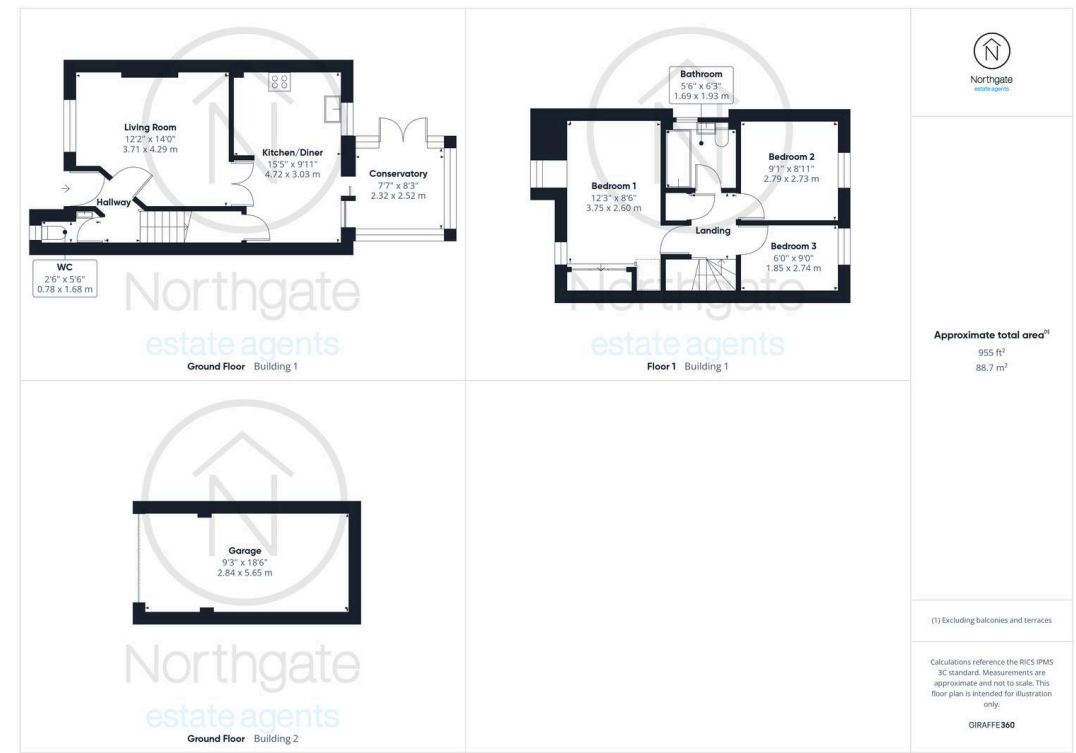
Northgate
estate agents



Northgate
estate agents



Northgate
estate agents





Northgate
estate agents



Northgate
estate agents

Ground Floor Building 1



Northgate
estate agents

Floor 1 Building 1



Northgate
estate agents

Ground Floor Building 2

Approximate total area⁽¹⁾

955 ft²

88.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • 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.