



Westmorland Way, Newton Aycliffe
Newton Aycliffe



In Excess of £190,000



51 Westmorland Way

Newton Aycliffe, Newton Aycliffe

Immaculate 3-Bedroom Semi-Detached Home Near Newton Aycliffe Town Centre

Situated just a short walk from Newton Aycliffe town centre, this beautifully presented three-bedroom semi-detached property situated on a large corner plot with potential extend subject planning and building consents. This home is a perfect blend of style, comfort, and convenience.

The ground floor features a spacious lounge, ideal for relaxing evenings or entertaining family and friends. A modern kitchen/diner serves as the heart of the home—an excellent space for cooking, dining, and socialising. Additional practical touches include a utility room and downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, catering to the needs of a growing family or those seeking additional space for a home office or guest room.

Externally, the property enjoys generous gardens to the front, side, and rear—ideal for outdoor enjoyment and family activities. A private driveway provides off-street parking for multiple vehicles, and a detached garage offers excellent storage or additional parking options.

Conveniently located close to the town centre, the home provides easy access to a range of local amenities while enjoying a peaceful residential setting

PLEASE NOTE:

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the

**Hallway**

5'5" x 14'3" (1.67m x 4.35m)

Lounge

12'11" x 12'3" (3.95m x 3.75m)

Kitchen/Diner

18'11" x 9'2" (5.79m x 2.80m)

Hallway

8'5" x 3'0" (2.59m x 0.93m)

Utility Room

5'1" x 8'1" (1.57m x 2.46m)

Wc**Landing**

5'5" x 10'5" (1.66m x 3.18m)

Bedroom 1

10'7" x 11'2" (3.24m x 3.42m)

Bedroom 2

10'6" x 10'0" (3.21m x 3.06m)

Bedroom 3

8'4" x 7'3" (2.56m x 2.22m)

Bathroom

8'0" x 5'5" (2.46m x 1.66m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces

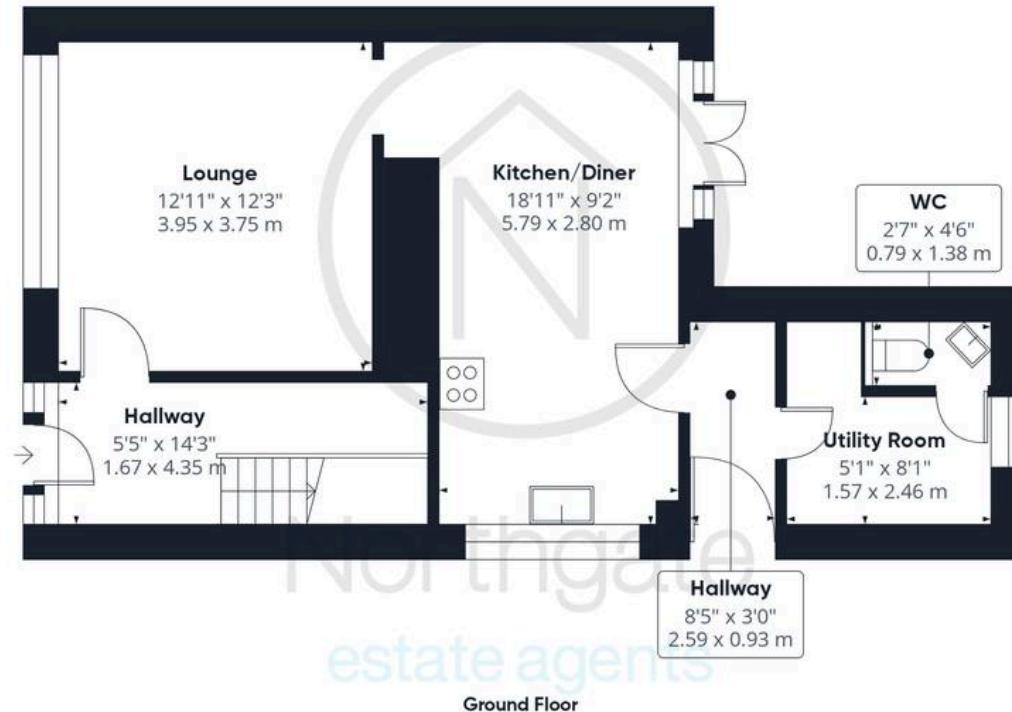








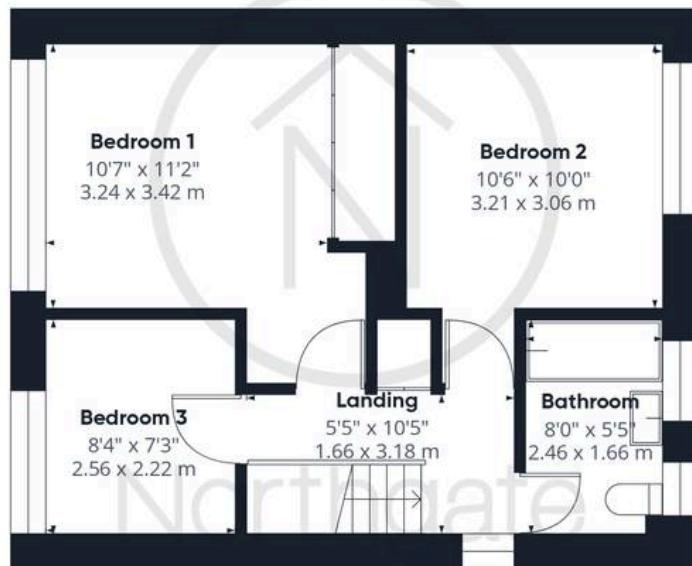
Northgate
estate agents



Approximate total area⁽¹⁾

950 ft²

88.2 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.