Lee Green, Newton Aycliffe

Newton Aycliffe

Offers In Excess of £115,000

Lee Green

Newton Aycliffe

This three-bedroom terraced home offers an excellent combination of style, comfort, and practicality, making it an ideal choice for families, first-time buyers, and professionals alike.

The property features two spacious reception rooms, providing versatile living and entertaining space, together with a convenient downstairs WC. The modern kitchen is fitted with a range of wall and base units, generous worktop space, a gas hob, and oven, making it perfectly suited to both everyday family life and those who enjoy cooking.

Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation to suit a variety of lifestyles, whether as comfortable bedrooms, children's rooms, a guest room, or a home office.

The contemporary family bathroom is finished with stylish light-coloured tiling and comprises a full-size bath with an overhead shower, pedestal wash hand basin, and WC, providing a modern and relaxing space.

Externally, the property continues to impress. To the front is a generous gravel driveway providing ample off-road parking. The south-facing rear garden is a particular highlight, featuring a generous lawn ideal for children, pets, or family gatherings, together with a paved patio that is perfect for outdoor dining and entertaining. Mature hedging and fencing create a private and peaceful setting, while a useful garden shed provides additional storage for tools and outdoor equipment.

Combining modern finishes and well-proportioned accommodation, this wonderful home offers the perfect balance of indoor comfort and outdoor living. Early viewing is highly recommended to fully appreciate

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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 upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*
- *Protocol forms and answers to standard conveyancing enquiries*

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: A

Tenure: Freehold

Hallway
8' 4" x 5' 8" (2.53m x 1.72m)

Lounge
17' 11" x 10' 5" (5.45m x 3.17m)

Dining Room
11' 3" x 9' 6" (3.44m x 2.89m)

Kitchen
13' 8" x 6' 6" (4.16m x 1.99m)

WC
6' 4" x 2' 6" (1.93m x 0.75m)

Hallway
5' 9" x 5' 6" (1.75m x 1.67m)

Landing
13' 11" x 2' 9" (4.25m x 0.83m)

Bedroom 1

Bedroom 2
11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 3
5' 6" x 2' 9" (1.67m x 0.85m)

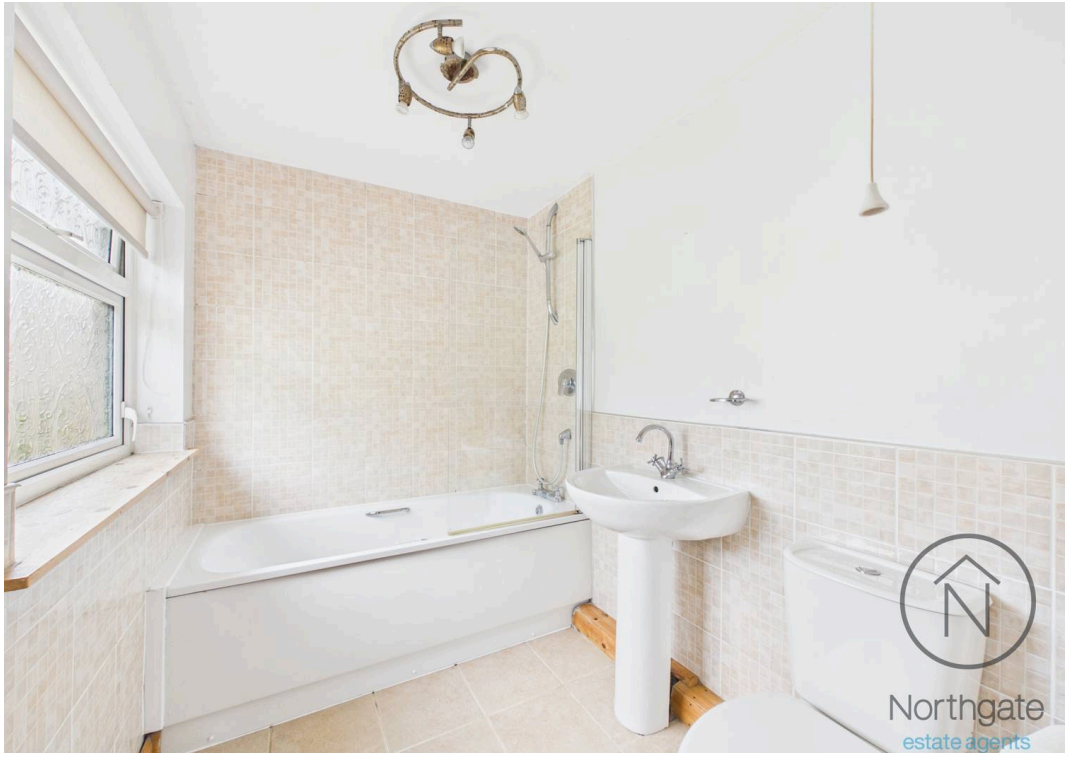
Bathroom
8' 0" x 5' 9" (2.44m x 1.74m)

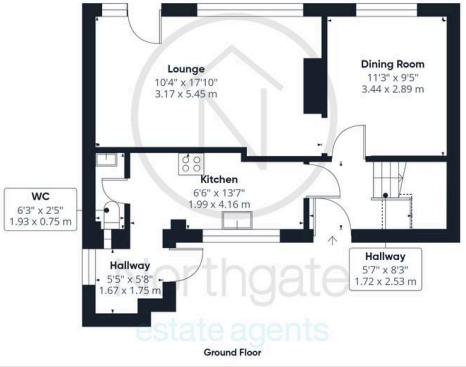
Front Garden

Rear Garden

DRIVEWAY

2 Parking Spaces





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Approximate total area(1)
928 ft²
86.1 m²

Reduced headroom
7 ft²
0.6 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.

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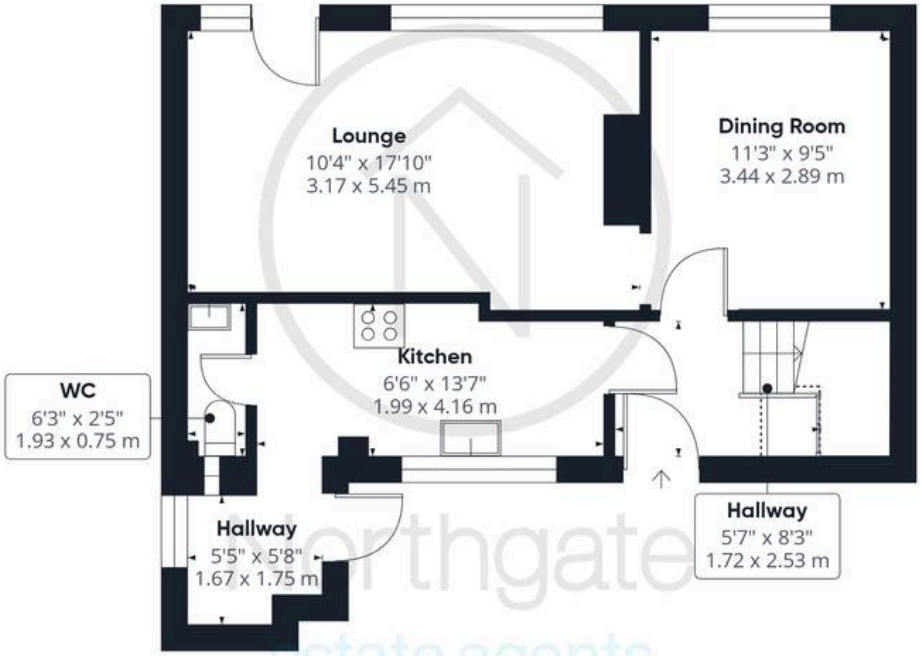
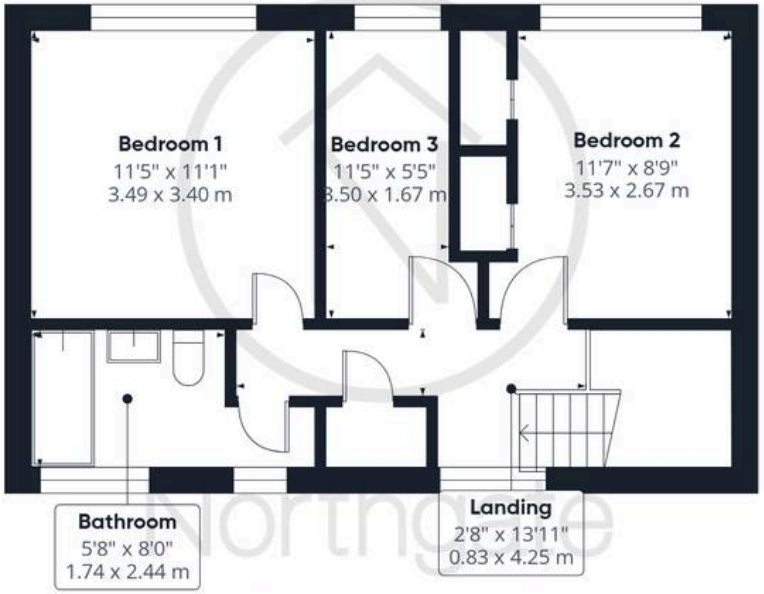


Ground Floor



Floor 1

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