



**St. Godrics Road**

Newton Aycliffe DL5 5JJ

**Offers Over £100,000**







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# St. Godrics Road

## Newton Aycliffe DL5 5JJ



- Three Bedroom Terraced Property
- No Onward Chain
- Epc Rating D

- Newton Aycliffe Location
- Open Plan Lounge
- Spacious South Facing Rear Garden

- Close to Local Schools and Town Centre
- Council Tax Band A
- Lots of Potential

St. Godrics Road in Newton Aycliffe, this delightful three-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts ample space for relaxation and entertaining.

One of the standout features of this home is the spacious garden to the rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space adds significant value, making it an ideal setting for families.

The location is particularly advantageous, being in close proximity to local schools and the town centre. This ensures that essential amenities, shops, and services are just a short walk away, enhancing the convenience of daily life.

Whether you are looking to settle down in a welcoming community or seeking a promising investment opportunity, this terraced house on St. Godrics Road is certainly worth considering. With its blend of space, comfort, and a prime location, it is poised to meet the needs of modern living. Do not miss the chance to make this property your own.

### Entrance Porch

Upvc door to front and two Upvc double glazed windows, staircase to first floor.

### Lounge

16'11 x 8'11 (5.16m x 2.72m)

Upvc double glazed window to front and double doors to conservatory.

### Dining Room Area

8'9 x 7'11 (2.67m x 2.41m)

Upvc double glazed window to front, Under stairs storage cupboard, open plan to kitchen.

### Kitchen Area

14'8 x 7'11 (4.47m x 2.41m)

Upvc double glazed window to rear, and door to utility room.

Wall, base and drawer units, stainless steel sink with mixer tap, four ring integrated electric hob with overhead extractor and oven.

### Utility Room

10'6 x 5'8 (3.20m x 1.73m)

Upvc double glazed window and door to side, door to ground floor cloaks.

### Ground Floor Cloaks.

Upvc double glazed obscure window to rear, w.c and wash hand basin.

### Conservatory

Part wall, part Upvc double glazed with French doors to rear.

### First Floor Landing

#### Bedroom One

13'10 x 9'1 (4.22m x 2.77m)

Two Upvc double glazed windows to front and back, fitted double cupboard housing boiler and radiator.

#### Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

Upvc double glazed window to front and radiator.

#### Bedroom Three

8'5 x 7'11 (2.57m x 2.41m)

Upvc double glazed window to rear and radiator.

### Bathroom

Three Upvc double glazed obscure windows to rear, fitted with panelled bath, w.c, wash hand basin and radiator.

### Externally

To the front there are lawn areas.

To the rear is an enclosed garden, mainly laid to lawn with paved patio area and gated access to rear. Concrete out building for storage.

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: A

Annual Price: £1,701

Conservation Area No

Flood Risk Very low

Floor Area 904 ft 2 / 84 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

124 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)