



63 Eskdale Place, Newton Aycliffe  
Newton Aycliffe



Offers Over £60,000



## 63 Eskdale Place

Newton Aycliffe

Situated in a sought-after residential area, this two-bedroom terraced house presents an excellent investment opportunity for discerning buyers looking to expand their property portfolio. Boasting a tenant in situ, this home offers immediate rental income, making it a hassle-free addition to any investment portfolio. The property opens into a large hallway leading to the kitchen. In addition, the convenience of off-street parking provides ease of access for residents and visitors alike. Upstairs, two generously proportioned double bedrooms offer comfortable spaces for relaxation and rest, hallway to Wet room. This property is truly a fantastic opportunity for investors seeking a profitable venture in the thriving real estate market. Energy performance Certificate: D.

Externally: this charming terraced house provides a delightful outdoor space for residents to enjoy. The fenced back garden offers gated off street parking.

Council Tax band: A

Tenure: Leasehold

- Two Bedroom Sold with a Tenant in Situ
- Large Hallway / Kitchen
- Two Double Bedrooms
- Ideal Investment Opportunity
- Energy Performance Certificate: D



**Hallway/Kitchen**

21'7 x 8'2 (6.60 x 2.51m)

**Lounge**

21'1 x 10'4 (6.43 x 3.16m)

**Landing**

5'2 x 8'3 (1.59 x 2.52)

**Bedroom 1**

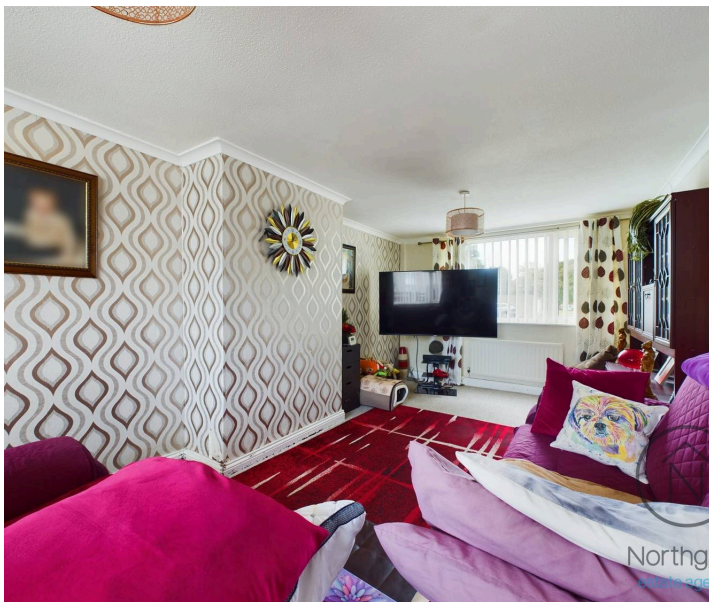
9'10 x 15'10 (3.02 x 4.85m)

**Bedroom 2**

11'0 x 10'4 (3.36 x 3.15m)

**Bathroom**

5'5 x 8'2 (1.65 x 2.50m)





GARDEN

OFF STREET

1 Parking Space









Northgate  
estate agents



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

757.99 ft<sup>2</sup>

70.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Northgate - County Durham

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

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://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.