



Marley Road
Newton Aycliffe DL5 5LW
Offers Over £100,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Marley Road

Newton Aycliffe DL5 5LW



x 3



x 1



x 1

- Three Bedroom End of Terrace
- Easy Access to Travel and Transport Links
- Council Tax Band A

- Newton Aycliffe Location
- Rear Enclosed Garden
- Epc Rating D

- Close to Town Centre and Schools
- Nearby Parks and Green Open Spaces
- Full Roof Replacement

Marley Road, Newton Aycliffe, this delightful end-of-terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is a lovely garden at the rear, providing a serene outdoor space for relaxation, gardening, or entertaining this property would make an ideal family home. Ideally situated close to the town centre, with all essential amenities, including shops, parks, and schools, just a short stroll away. This prime location not only enhances the convenience of daily life but also offers a vibrant community atmosphere.

For those who require easy access to travel and transport, this property is well-positioned to meet your needs, making commuting a breeze. With its combination of comfort, convenience, and a welcoming neighbourhood, this terraced house on Marley Road is a wonderful place to call home. Don't miss the chance to explore this inviting property and envision your future in this delightful setting.

Entrance Hall

Upvc door to front, staircase to first floor landing with storage cupboard under and radiator.

Lounge/Dining Room

172 x 11'11 (5.23m x 3.63m)

Upvc double glazed bay window and patio doors to rear, coving to ceiling, fireplace with inset gas fire and double radiator.

Kitchen

14'4 x 7'8 (4.37m x 2.34m)

Fitted with wall, base and drawer units including display cabinets, with contrasting work surfaces. Composite sink with mixer tap, integrated five ring gas hob and electric oven with extractor over. Part tiled walls and laminate flooring.

First Floor Landing

Access to loft.

Bedroom One

13'10 x 8'9 (4.22m x 2.67m)

Upvc double glazed window to rear, double fitted wardrobes and radiator.

Bedroom Two

11 x 10'7 (3.35m x 3.23m)

Upvc double glazed window to front, two storage cupboards and radiator.

Bedroom Three

10'5 x 6'8 (3.18m x 2.03m)

Upvc double glazed window to rear and radiator.

Bathroom

Two Upvc double glazed obscure windows to front, fitted with a white suite comprising, bath with shower over, low level wc, wash hand basin in vanity unit and radiator.

Externally

To the front the open plan garden is mainly laid to lawn with gated access to rear. To the rear is an enclosed garden which is mainly laid to lawn with a large patio area and decking. Well established borders and shrubs with two brick built storage sheds.

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 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability

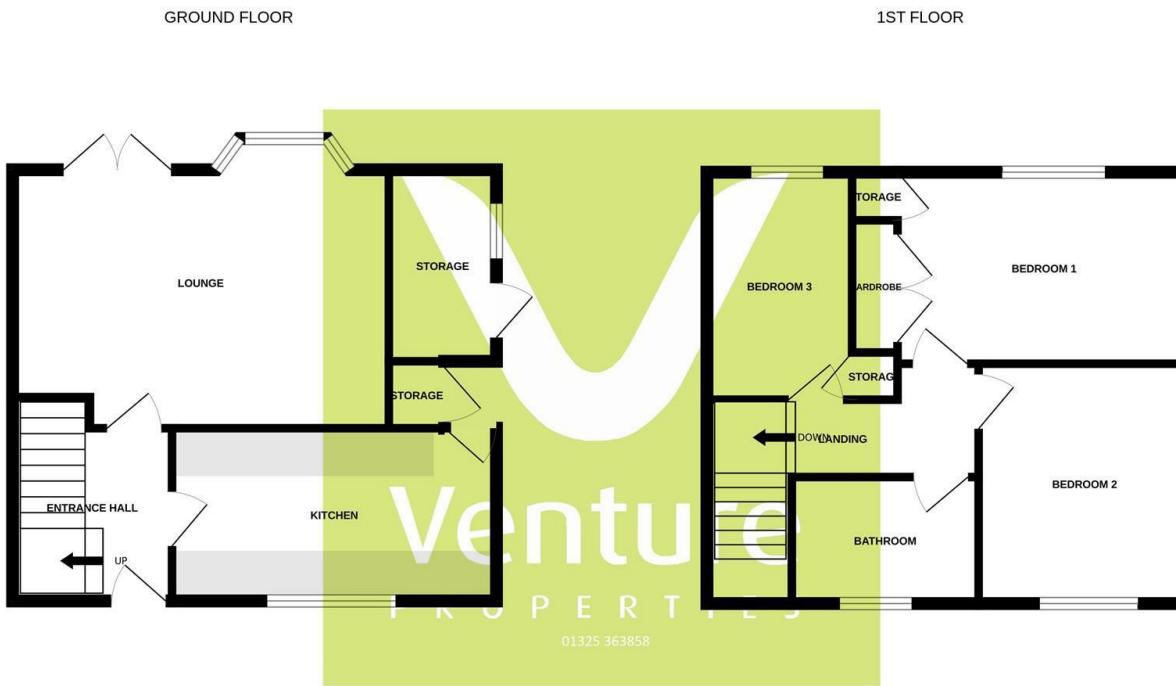
BT

Sky

Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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