



Lingard Walk, Newton Aycliffe
Newton Aycliffe



Offers Invited Between £135,000 And £145,000



Lingard Walk

Newton Aycliffe

This beautifully presented three-bedroom terraced house offers a stylish and functional layout, ideal for modern family living.

Upon entering, you are greeted by a bright and contemporary hallway, setting a warm and inviting tone. The spacious reception room features a decorative fireplace, while French doors open onto the rear garden, allowing natural light to flood the space and enhancing the sense of openness. The open-plan kitchen and dining area is a true highlight, boasting modern fitted units and integrated appliances, creating a practical and sociable space for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms. The modern family bathroom is a standout feature, showcasing a walk-in shower, separate bath and spacious vanity unit.

Externally, the property benefits from a well-maintained south facing rear garden with a lawned area, mature shrubs, privacy fencing, and a patio seating space. A garden shed provides useful additional storage. To the front, the property offers a neat and welcoming approach with a lawn and pathway.

Combining tasteful décor with practical living accommodation, this home is well suited to families and professionals alike. This exceptional property is ready to welcome its next owners.

Council Tax band: A

Tenure: Freehold

- Modern Three Bed Terraced Property
- Spacious Lounge with French doors to garden
- Modern Kitchen/Dining with integrated appliances



Hallway

13' 3" x 5' 10" (4.04m x 1.77m)

Lounge

19' 8" x 10' 3" (6.00m x 3.12m)

Kitchen/Diner

22' 4" x 7' 5" (6.80m x 2.27m)

Landing

8' 1" x 7' 0" (2.46m x 2.13m)

Bedroom 1

15' 1" x 10' 3" (4.61m x 3.13m)

Bedroom 2

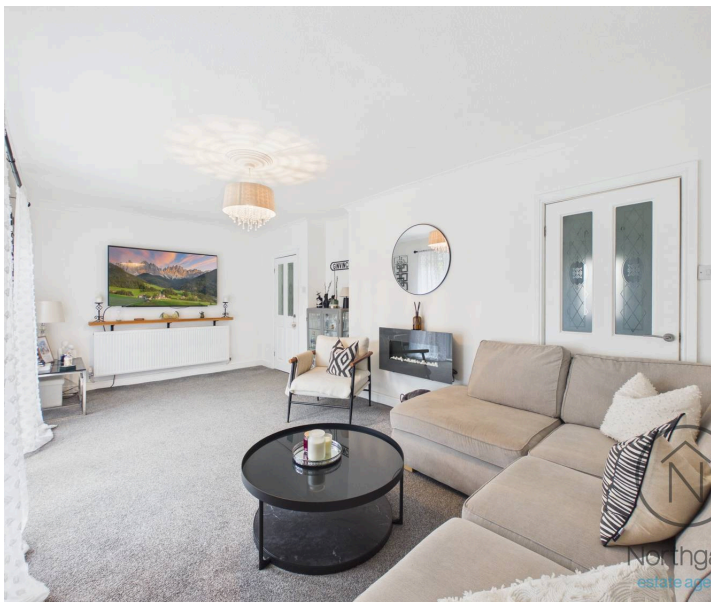
11' 11" x 10' 3" (3.63m x 3.12m)

Bedroom 3

8' 8" x 7' 1" (2.63m x 2.17m)

Bathroom

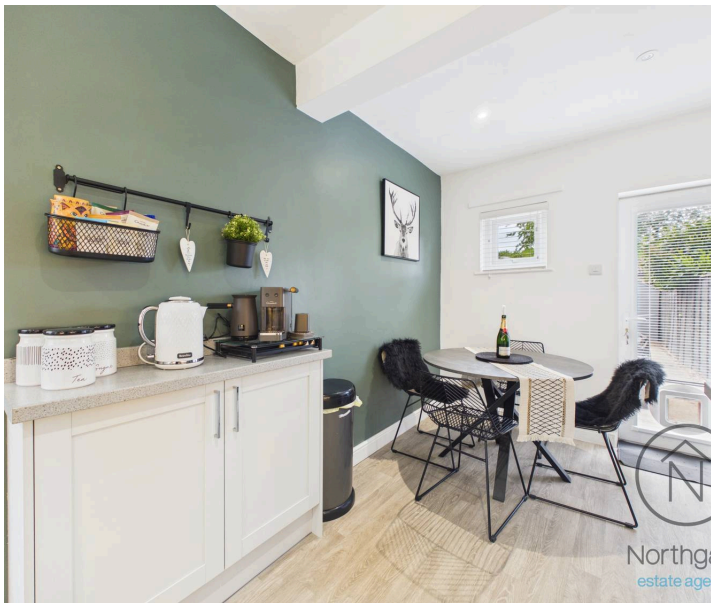
9' 7" x 4' 9" (2.93m x 1.46m)





FRONT GARDEN

REAR GARDEN

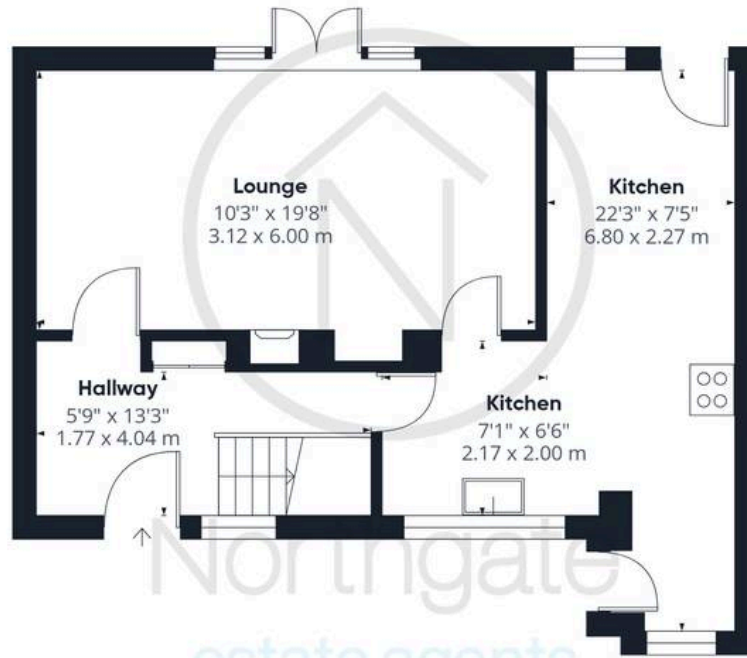








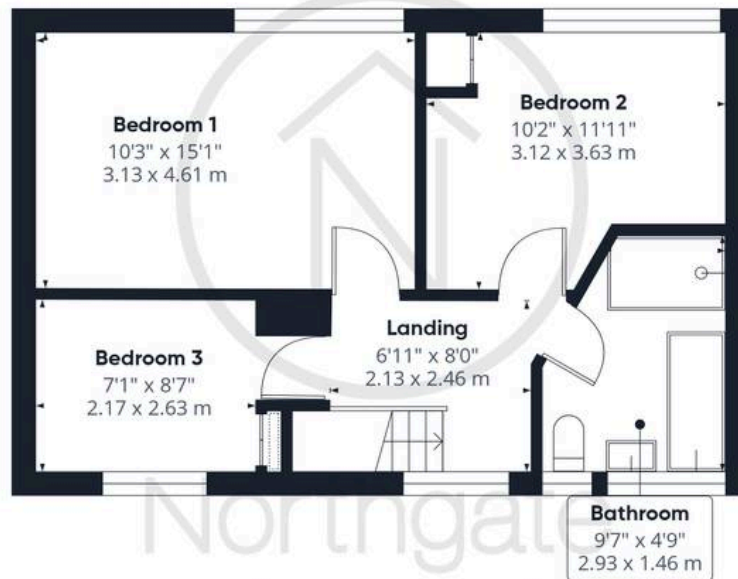
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Approximate total area⁽¹⁾

930 ft²

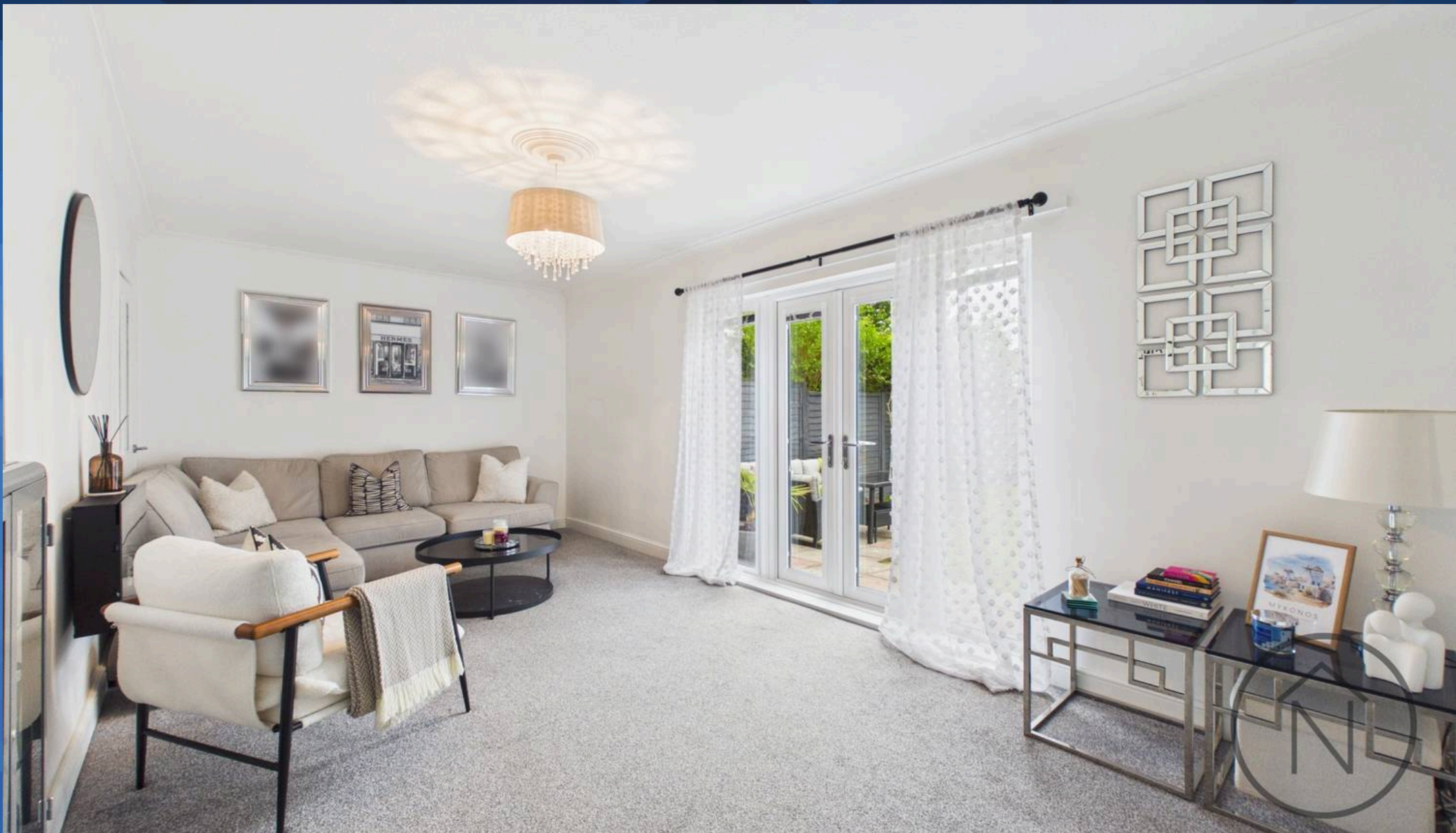
86.5 m²



(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.

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