



Welbury Grove, Newton Aycliffe
Newton Aycliffe



Offers in Region of £155,000



Welbury Grove

Newton Aycliffe

This attractive three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for growing families, first-time buyers, and professionals alike.

The property is entered via a welcoming hallway, which leads to two generous reception rooms. The bright and spacious lounge provides an ideal space to relax, while the separate dining room overlooks the rear garden, creating the perfect setting for family meals and entertaining guests.

The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space to cater for the demands of everyday living.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation with flexibility for a home office or nursery if required. The family bathroom is fitted with a white suite comprising a bath with overhead shower, wash hand basin, and WC, complemented by contemporary subway tiling.

Externally, the property continues to impress with a driveway providing off-road parking and a detached garage, ideal for additional storage or secure parking. The enclosed rear garden enjoys a lawn and a paved patio, creating a wonderful outdoor space for relaxing, entertaining, and family life.



Ideally situated, the property is conveniently located close to the **A167** and **A1(M)**, providing excellent transport links for commuters. A range of well-regarded local schools, shops, and everyday amenities are also within easy reach, making this a superb location for family living.

Offering generous living space, practical features, and excellent outdoor accommodation in a highly convenient location, this is a home ready to move straight into. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Disclaimer: Please note that some photographs have been digitally enhanced for marketing purposes.

Council Tax band: B

Tenure: Freehold

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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.

Garage - Single Garage

Driveway - 1 Parking Space





Porch

2'9" × 9'1" (0.85 × 2.77 m)

Hallway

20'11" × 5'6" (6.39 × 1.68 m)

Lounge

9'11" × 17'3" (3.04 × 5.28 m)

Dining Room

10'6" × 8'5" (3.20 × 2.58 m)

Kitchen

10'6" × 8'6" (3.21 × 2.61 m)

WC

5'6" × 2'7" (1.69 × 0.79 m)

Landing

10'11" × 5'6" (3.34 × 1.68 m)

Bedroom 1

9'11" × 13'3" (3.04 × 4.06 m)

Bedroom 2

10'7" × 10'0" (3.23 × 3.07 m)

Bedroom 3

9'10" × 7'9" (3.02 × 2.38 m)

Bathroom

6'6" × 7'2" (1.98 × 2.20 m)

Garage

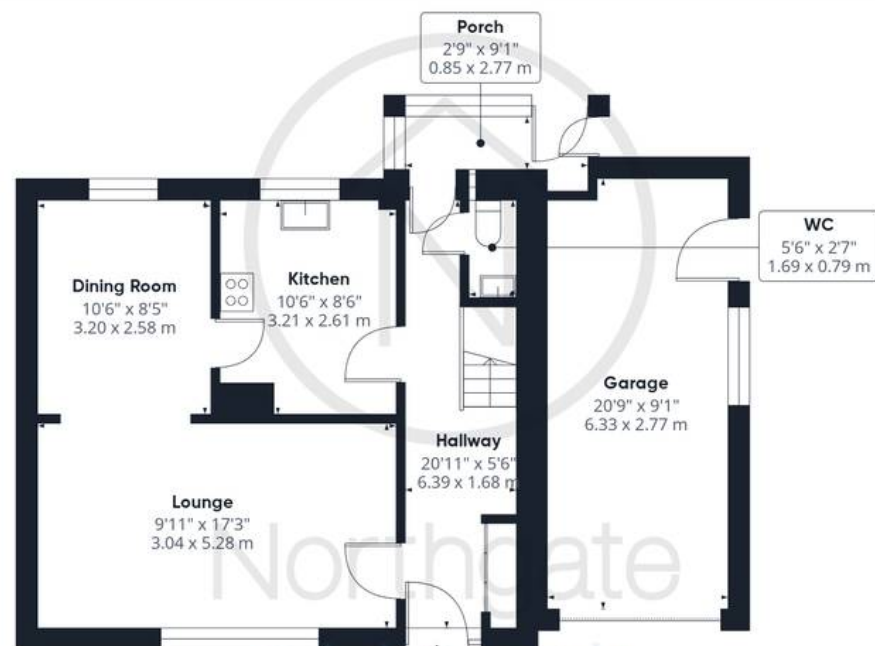
20'9" × 9'1" (6.33 × 2.77 m)



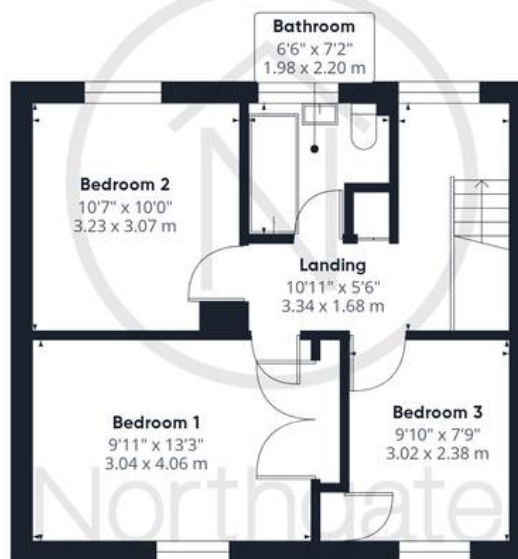




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estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1123 ft²

104.4 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.

GIRAFFE360





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