



**Lightfoot Road**

Newton Aycliffe, DL5 4EP

**£85,000**

House - Terraced Freehold  
4 Bedroom(s) 1 Bathroom(s)

Located on Lightfoot Road in the sought-after area of Newton Aycliffe, this deceptively spacious end terraced house presents an excellent opportunity for a variety of buyers. With three well-proportioned bedrooms and a generous reception room, the property offers ample living space for families or individuals alike.

The house boasts a large plot, featuring an impressive garden to the rear, perfect for outdoor activities or simply enjoying the fresh air. The property comes to the market with no chain, ensuring a smooth and efficient purchasing process.

Located in a popular neighbourhood, residents will benefit from close proximity to local amenities, including shops, schools, and parks. Additionally, the area is well-served by excellent commuting facilities, making it an ideal choice for those who travel for work or leisure.

This property is competitively priced to sell, making it an attractive option for first-time buyers, families, or investors looking to expand their portfolio. With its combination of space, location, and potential, this terraced house on Lightfoot Road is not to be missed.





- Four Bedroom End Terraced Property
- Within Walking Distance to Town Centre
- Fantastic Sized Garden to Rear
- Priced To Sell
- EPC Rating C

## Property Information

Entrance Porch

Lounge 19'4 x 8'10

Kitchen/Dining Room 12'9 x 9'3

First Floor Landing

Bedroom One 12'6 x 11'6

Bedroom Two 10'4 x 8'10

Bedroom Three 10'5 x 6'8

- Newton Aycliffe Location
- Nearby Schools
- Ideal First time Buy Or Investment Opportunity
- Council Tax Band A
- No Onward Chain

Bedroom Four 11'5 x 6'8

Bathroom

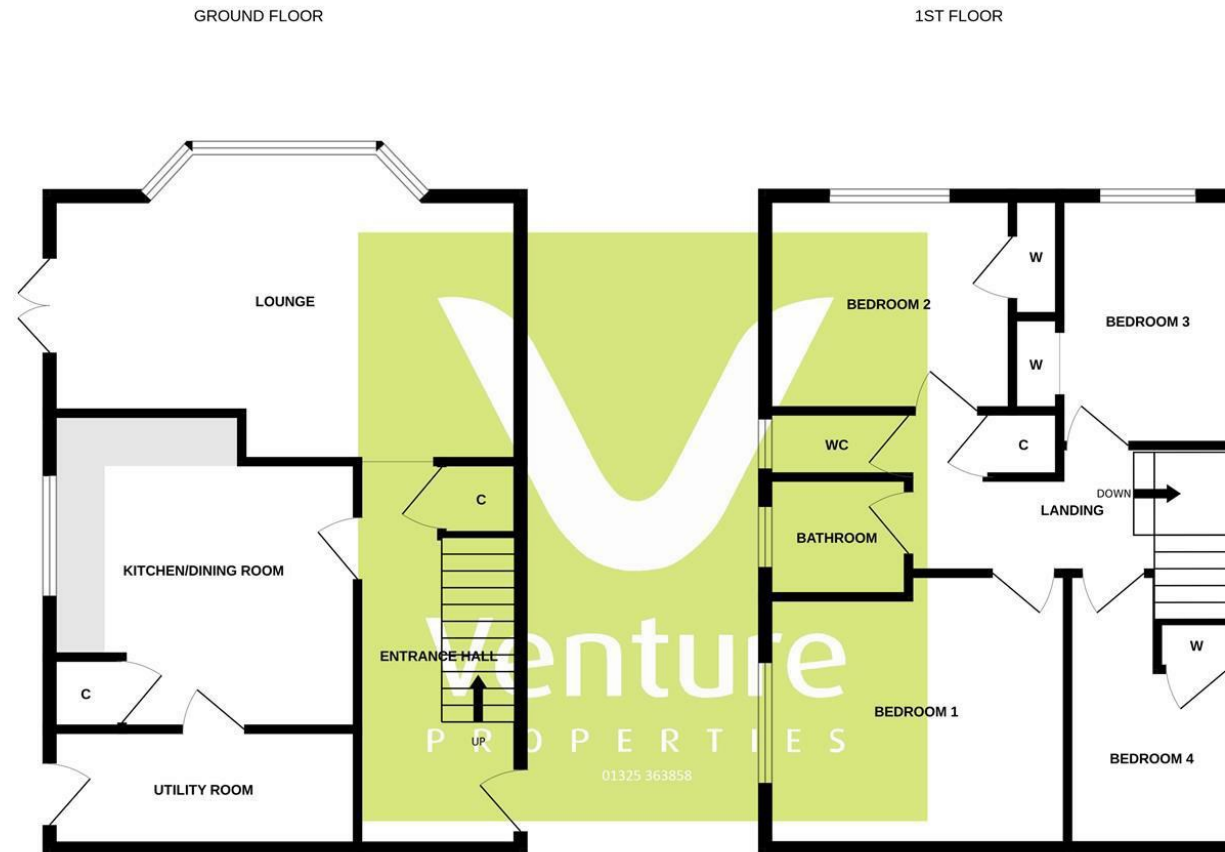
Separate W.C

Externally

Tenure

Property Details

Note



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 operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 84                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 70      |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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