



Silkin Way, Newton Aycliffe
Newton Aycliffe



Offers Over £100,000



Silkin Way

Newton Aycliffe

Northgate Estate Agents are pleased to offer for sale this spacious three-bedroom terraced property, conveniently situated within easy reach of the town centre, local shops, schools and amenities. Offering generous living accommodation, a modern fitted kitchen and an enclosed rear garden, the property would make an ideal purchase for first-time buyers, families or investors alike.

The property opens into an entrance area leading through to the hallway and a generously proportioned lounge/dining room, offering plenty of space for both comfortable seating and a family dining table. A large window allows natural light to fill the room, while a feature stone fireplace creates an attractive focal point.

The modern fitted kitchen features a range of contemporary high-gloss dark grey wall and base units, complemented by white work surfaces and tiled splashbacks. A window overlooks the rear garden, while an external door provides direct access outside. An additional area adjoining the kitchen offers useful versatility.

To the first floor are three bedrooms, providing flexible accommodation for family living, guests or those requiring a home office. The family bathroom is fitted with a white suite comprising a bath with shower over and glass screen, alongside a wash hand basin. A separate WC adds further convenience.



Externally, the property benefits from an enclosed front garden with a pathway leading to the entrance. To the rear is a generously sized enclosed garden, mainly laid to lawn with a paved patio area, offering plenty of potential for outdoor seating, entertaining or further landscaping.

Ideally positioned close to the town centre, the property provides convenient access to a range of everyday amenities and local transport links.

Offering spacious accommodation and excellent potential, this property is well worth viewing to appreciate everything it has to offer.

Council Tax band: A | Tenure: Freehold

Entry

6' 1" x 3' 7" (1.85m x 1.09m)

Hallway

4' 9" x 4' 4" (1.46m x 1.33m)

Kitchen

11' 1" x 8' 10" (3.38 x 2.70m) 7' 10" x 6' 4" (2.38m x 1.94m)

Lounge / Diner

19' 4" x 11' 3" (5.89m x 3.44m)

Landing

8' 10" x 3' 1" (2.70m x 0.94m)

Bedroom 1

11' 7" x 10' 11" (3.52m x 3.32m)

Bedroom 2

13' 8" x 8' 0" (4.16m x 2.44m)

Bedroom 3

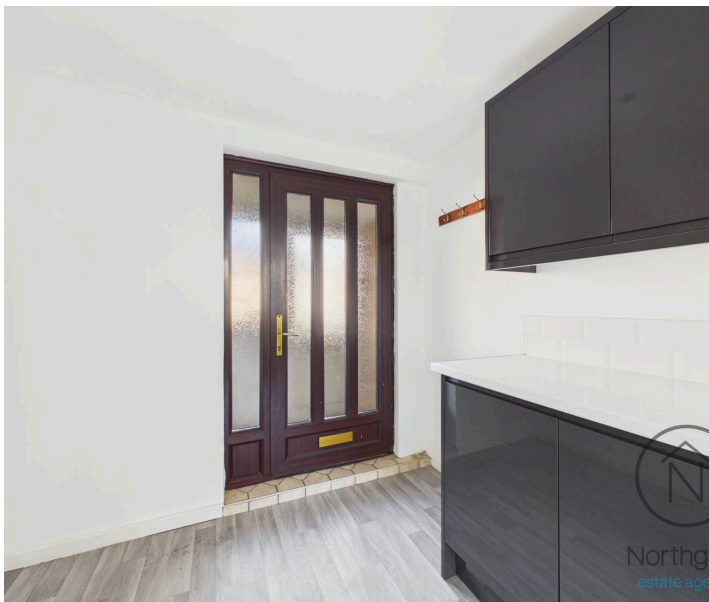
8' 7" x 8' 5" (2.63 x 2.57m)

Bathroom

5' 7" x 5' 1" (1.69m x 1.54m)

WC

4' 9" x 3' 0" (1.45m x 0.91m)

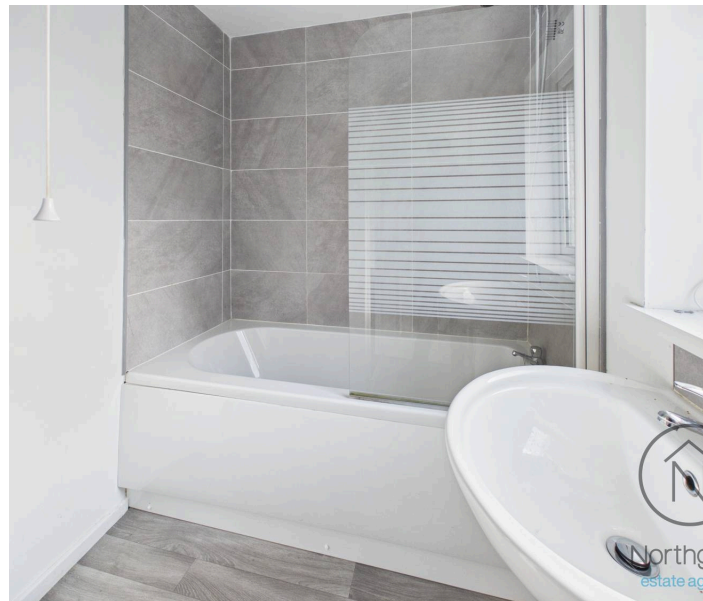


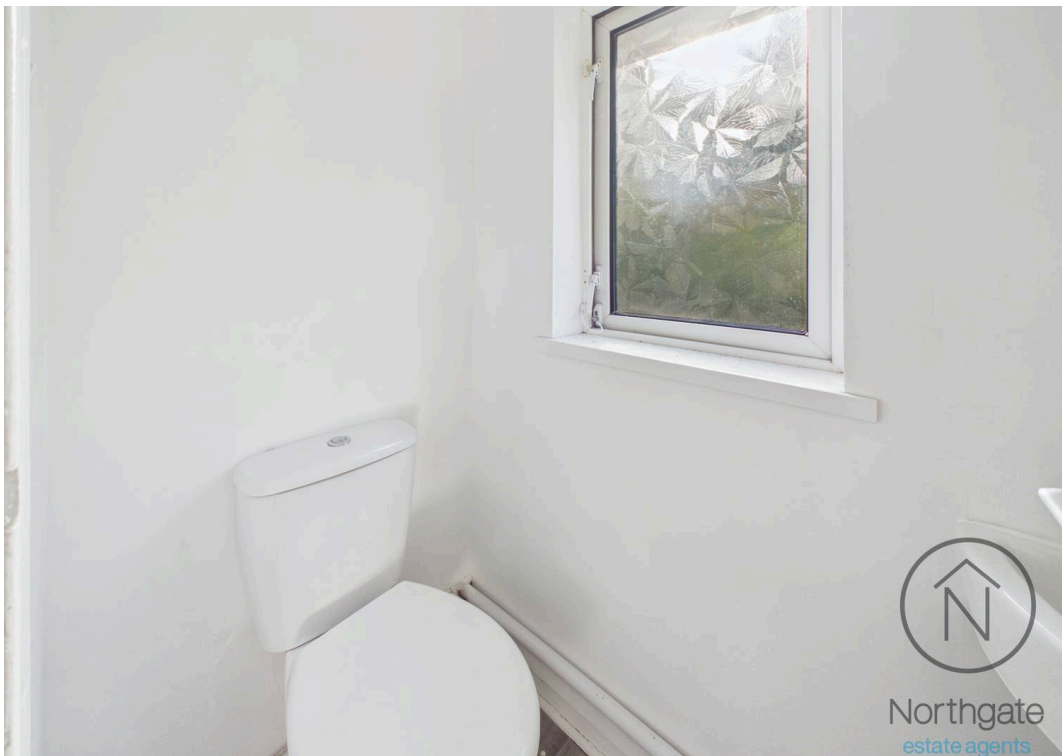


Front Garden

Rear Garden

- Spacious Three-Bedroom Terraced Property
- Generous Lounge/Dining Room with Feature Fireplace
- Modern Fitted Kitchen with Contemporary High-Gloss Units
- Family Bathroom with Separate WC
- Generously Sized Enclosed Rear Garden
- Energy Efficiency Rating: C







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Ground Floor

Approximate total area⁽¹⁾

835 ft²

77.5 m²



Floor 1

(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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