



190 Rowan Place, Newton Aycliffe  
Newton Aycliffe



In Excess of £80,000



## Rowan Place

Newton Aycliffe, Newton Aycliffe

### 3 Bedroom Terraced House – Newton Aycliffe

A three bedroom terraced property offering practical living space in a convenient Newton Aycliffe location, within easy reach of the train station and local schools.

The ground floor comprises a spacious lounge/diner, separate kitchen, hallway, and downstairs WC. To the first floor are three bedrooms (two doubles and one single) along with a family bathroom.

Externally, the property benefits from a low maintenance garden and a brick-built storage shed.

The property is clean and functional throughout, providing straightforward accommodation.

Council Tax band: A

Tenure: Freehold

- Three bedrooms
- Lounge/diner
- Separate kitchen
- Downstairs WC
- Family bathroom
- Energy Performance Certificate: D



#### Hallway

4'9" × 11'9" (1.47 × 3.59 m)

#### Lounge/Diner

10'4" × 21'10" (3.17 × 6.66 m)

#### WC

5'3" × 5'4" (1.62 × 1.65 m)

#### Kitchen

10'5" × 9'3" (3.18 × 2.83 m)

#### Landing

3'1" × 5'11" (0.95 × 1.82 m)

#### Bedroom 1

10'5" × 9'5" (3.19 × 2.89 m)

#### Bedroom 2

8'5" × 12'9" (2.58 × 3.91 m)

#### Bedroom 3

8'5" × 8'7" (2.57 × 2.63 m)

#### Bathroom

10'4" × 5'8" (3.17 × 1.73 m)







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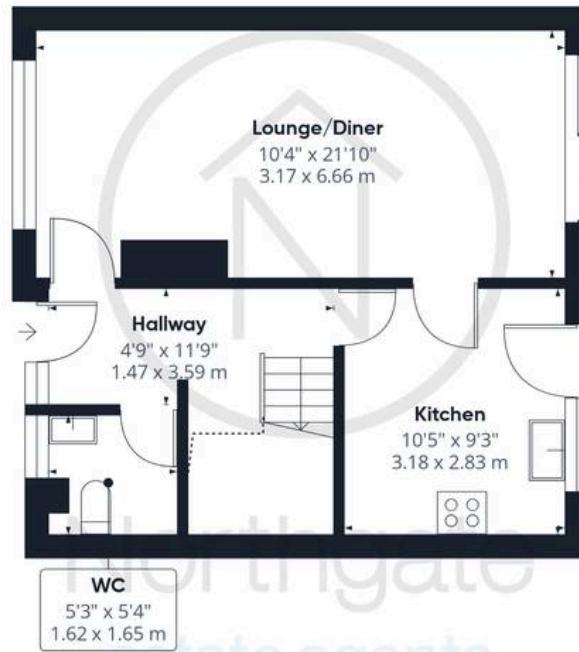
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

849 ft<sup>2</sup>

79 m<sup>2</sup>

**Reduced headroom**

28 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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