



The Old Station, Aycliffe  
Newton Aycliffe



Offers Invited Between £260,000 And £270,000



## 5 The Old Station

Aycliffe, Newton Aycliffe

A beautiful double-fronted detached family home, ideally located just off Aycliffe Village Green in the popular Aycliffe Village, close to local amenities and well-regarded schools, with easy access to the A1 and within a short travelling distance of Darlington and Durham.

The property is entered via an impressive entrance hallway, which includes a ground floor WC and sets the tone for the spacious accommodation throughout. From the hallway, there is access to a dual-aspect lounge/dining room, with the lounge featuring a log burner creating a warm and inviting focal point, and the dining area incorporating a breakfast bar, ideal for everyday dining and entertaining. A ground floor study provides an excellent space for home working. The fitted kitchen is well laid out for practical family living.

Upstairs, the principal bedroom benefits from its own ensuite shower room/WC, while there are two further well-proportioned bedrooms, served by a family bathroom with separate shower cubicle and bath.

Externally, the property boasts an impressive private driveway to the front providing ample off-road parking, along with two outdoor sheds for additional storage. The enclosed rear garden features a patio area, lean-to pergola with roof, lawn, and a gravelled pathway, creating an excellent space for outdoor relaxation and entertaining.

This attractive home is ideally suited to families seeking a well-located property with generous outdoor space. Early viewing is highly recommended.

- Double-fronted 3 bedroom detached family home
- Spacious lounge/dining room with log burner and



Council Tax band: D

Tenure: Freehold

**Entrance Hall**

6'4" x 10'2" (1.95 x 3.10 m)

**Living Room | Family Room**

11'5" x 27'10" (3.50 x 8.48 m)

**Kitchen**

7'8" x 11'2" (2.36 x 3.42 m)

**WC**

4'8" x 7'1" (1.43 x 2.18 m)

**Dining Room**

7'11" x 8'3" (2.44 x 2.54 m)

**Landing**

6'5" x 10'1" (1.96 x 3.08 m) 3'1" x 13'8" (0.94 x 4.19 m)

**Bedroom 1**

19'10" x 11'5" (6.06 x 3.48 m)

**En-suite**

8'0" x 4'10" (2.45 x 1.49 m)

**Bedroom 2**

8'0" x 10'9" (2.44 x 3.29 m)

**Bedroom 3**

7'11" x 8'3" (2.43 x 2.53 m)

**Bathroom**

8'0" x 7'1" (2.46 x 2.18 m)

**Outbuildings**

10'1" x 10'6" (3.09 x 3.20 m) 9'3" x 15'9" (2.83 x 4.81 m)



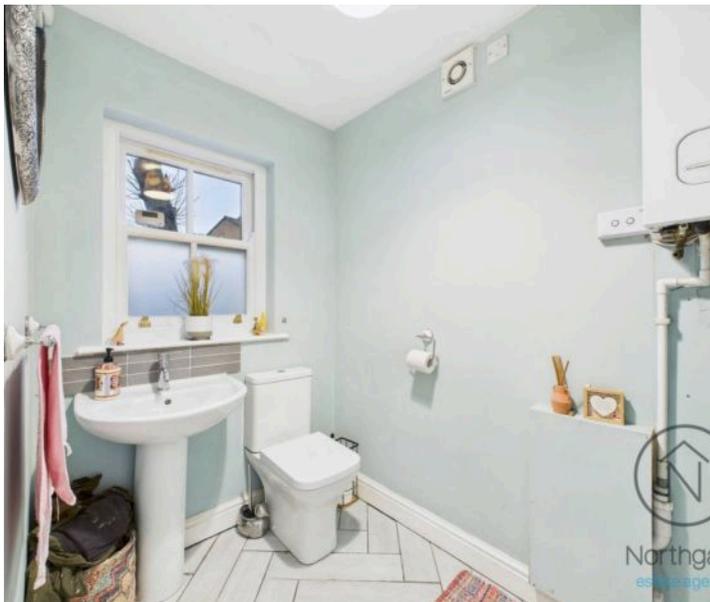


FRONT GARDEN

REAR GARDEN

DRIVEWAY

4 Parking Spaces









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

1421 ft<sup>2</sup>

132 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

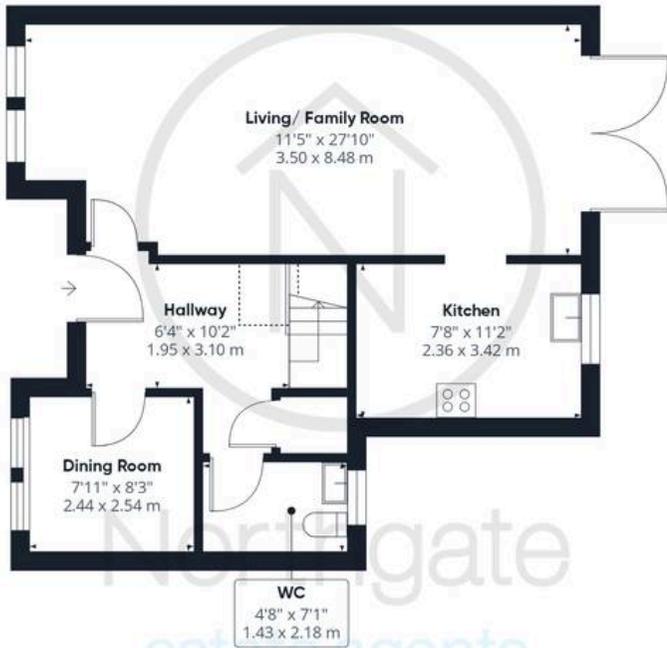
(1) Excluding balconies and terraces

Reduced headroom

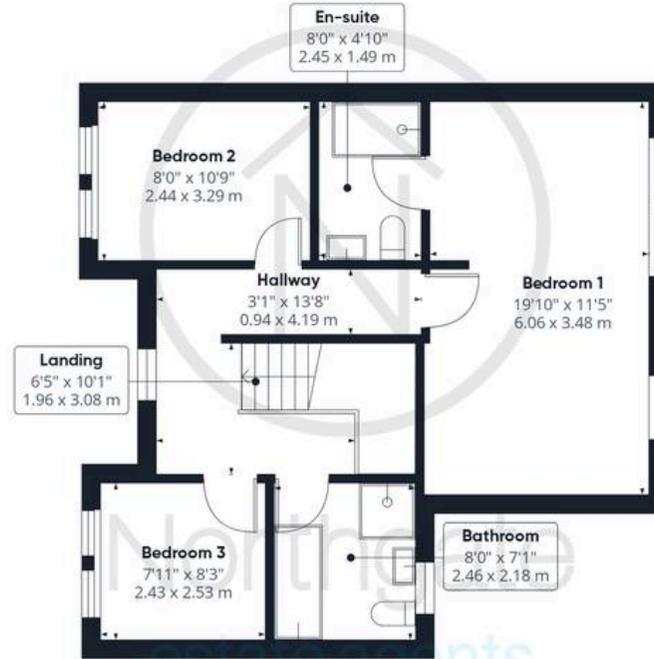
----- Below 5 ft/1.5 m

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

GIRAFFE360



**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3

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## 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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