



Birch Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £98,000



Birch Way

Newton Aycliffe

This stylish two-bedroom terraced house offers a fantastic combination of modern living, practical accommodation and attractive finishes, making it an ideal home for an eligible first-time buyer.

The property is being sold under the **Government First Homes scheme** and is available at **£98,000**, representing a **30% discount** from the full market value of **£140,000**. **Please note that the property can only be purchased by buyers who meet the First Homes eligibility criteria.**

The lounge benefits from French doors opening onto the private rear garden and patio, creating a lovely connection between the indoor and outdoor spaces and providing an ideal setting for entertaining or relaxing.

The modern kitchen/diner is fitted with sleek white units and integrated appliances, together with practical laminate flooring and plenty of natural light. It provides a well-equipped space for everyday cooking and entertaining.

Upstairs, the spacious principal bedroom benefits from built-in storage and a large window, while the second bedroom offers a versatile space suitable for a child, guest bedroom or home office.

The contemporary family bathroom features a bath with shower over, modern fittings, stylish tiling and useful storage beneath the sink. A ground floor WC provides additional convenience.

- Stylish Two-Bedroom Home
- Bright & Versatile Living Accommodation
- Modern Kitchen with Integrated Appliances | Modern Bath



Externally, the property benefits from a well-maintained south facing private garden with a generous patio and outdoor seating area, enclosed by modern fencing to provide privacy. There is also convenient off-road parking to the front. The property is being offered under the **First Homes scheme**, meaning certain restrictions apply to who can purchase it.

Prospective purchasers must:

- Be **first-time buyers**, with all purchasers in a joint application required to be first-time buyers who have never held an ownership interest in a residential property.
- Have a **total household income of less than £80,000 per year**.
- Meet the scheme's **key worker criteria**.
- Have a **local connection to County Durham** through employment, residency or caring responsibilities. For joint applicants, only one purchaser needs to satisfy the local connection requirement.

This is an excellent opportunity to purchase a stylish and well-presented two-bedroom home at a substantial discount through the First Homes scheme. With modern accommodation, two reception rooms, a contemporary kitchen, private garden and off-road parking, early viewing is highly recommended, subject to meeting the scheme's eligibility criteria.

Council Tax band: A

Tenure: Freehold





Hallway

3' 8" x 3' 7" (1.13m x 1.08m)

Kitchen / diner

14' 4" x 10' 1" (4.38m x 3.07m)

WC

5' 3" x 2' 10" (1.59m x 0.87m)

Lounge

13' 2" x 12' 2" (4.02m x 3.72m)

Landing

6' 6" x 4' 10" (1.98m x 1.47m)

Bedroom 1

11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom 2

13' 1" x 8' 4" (4.00m x 2.55m)

Bathroom

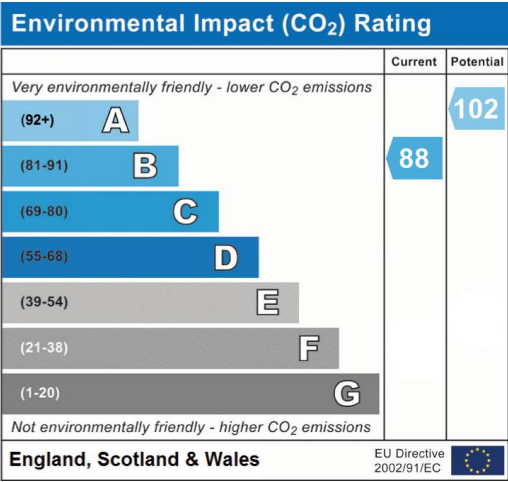
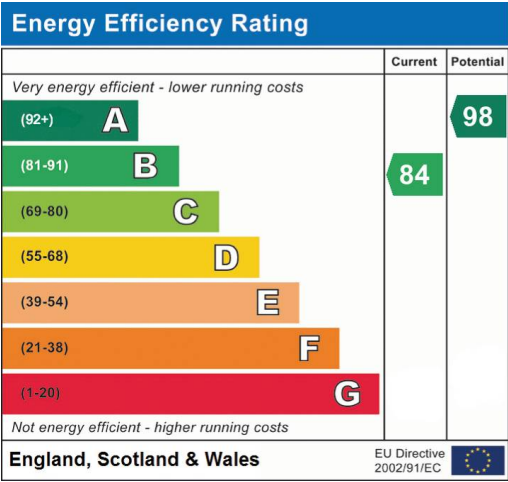
6' 8" x 6' 4" (2.04m x 1.94m)

Rear Garden

ALLOCATED PARKING

1 Parking Space







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Ground Floor



Floor 1



Approximate total area⁽¹⁾

607 ft²

56.5 m²

(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



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