



Rowan Place, Newton Aycliffe
Newton Aycliffe



In Excess of £80,000



225 Rowan Place

Newton Aycliffe, Newton Aycliffe

An excellent opportunity to purchase this well-presented end town house, ideal for first-time buyers, growing families, or investors looking to expand their letting portfolio. Conveniently located close to the town centre, the property offers excellent transport links via the A167 with easy access to the A1, making it perfect for commuters.

The accommodation briefly comprises an entrance hall leading to a bright and spacious open-plan lounge and dining area, ideal for modern living and entertaining, along with a fitted kitchen. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a garage and driveway providing off-street parking, together with low-maintenance gardens to both the front and rear – perfect for easy upkeep. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

Council Tax band: A

Tenure: Freehold

- End town house
- Two double bedrooms
- Open-plan lounge / dining area
- Garage and driveway parking
- Situated with easy access to local amenities and transport routes
- Energy Performance Certificate : D

**Hallway**

5'9" x 11'11" (1.78 x 3.40 m)

Kitchen

8'2" x 9'3" (2.50 x 2.83 m)

Lounge/Diner

10'3" x 20'11" (3.15 x 6.40 m)

Landing

8'1" x 5'2" (2.48 x 1.58 m)

Bedroom 1

15'9" x 9'10" (4.82 x 3.00 m)

Bedroom 2

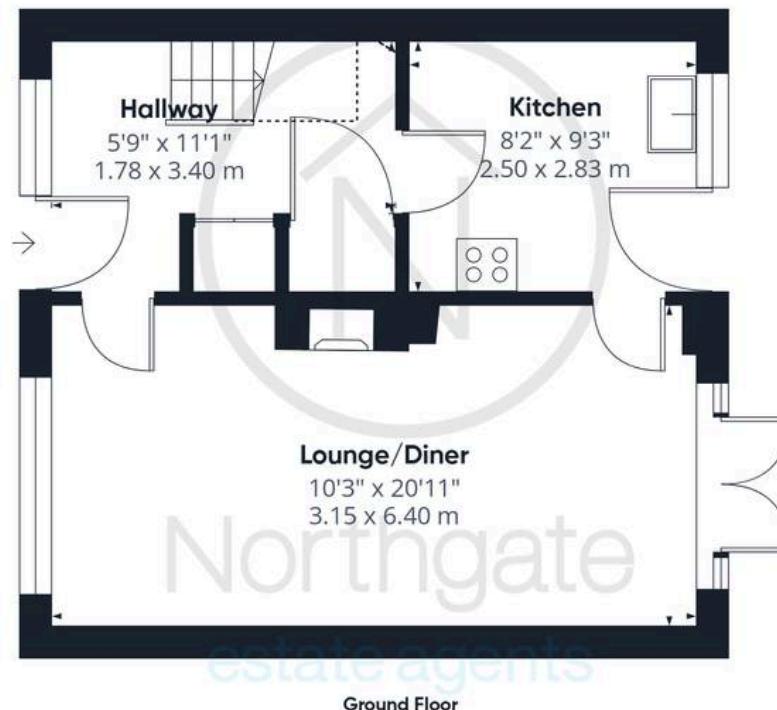
8'6" x 10'11" (2.60 x 3.34 m)

Bathroom

8'2" x 5'6" (2.49 x 1.68 m)







Approximate total area⁽¹⁾

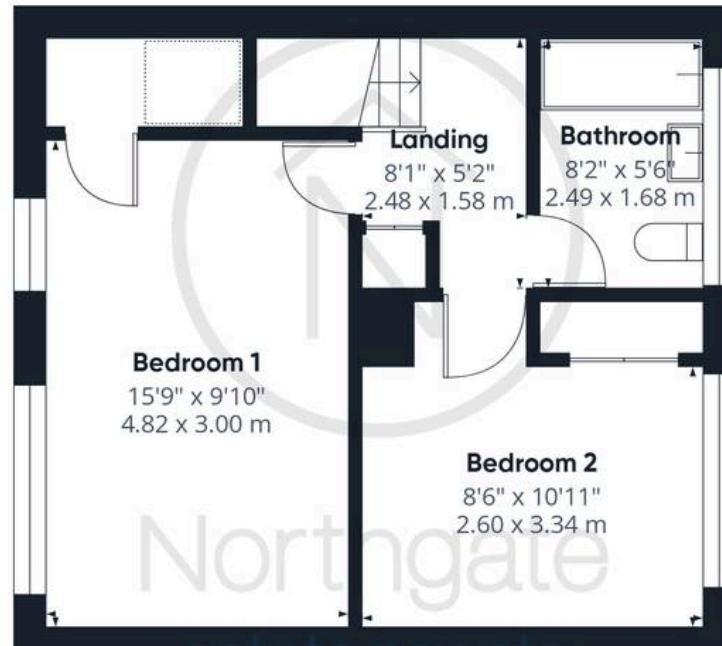
756 ft²

70.3 m²

Reduced headroom

10 ft²

0.9 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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