



Mellanby Crescent, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £90,000



Mellanby Crescent

Newton Aycliffe

This well-presented two-bedroom terraced home offers a superb blend of style and practicality, making it an ideal choice for first-time buyers, professionals, and small families seeking a comfortable modern home with no onward chain.

The welcoming living room features a contemporary fireplace, creating a cosy focal point for relaxing evenings. A separate dining room provides an excellent space for entertaining and flows seamlessly into the well-appointed kitchen, which offers integrated appliances, ample cabinetry, and generous worktop space.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The accommodation is completed by a stylish, modern bathroom, thoughtfully designed.

Externally, the property enjoys a lawned garden to the front with a pathway leading to the entrance. To the rear is a spacious, enclosed garden, predominantly laid to lawn, providing an excellent outdoor space for relaxing, entertaining, or family enjoyment.

Ideally located for local schools, amenities, and everyday conveniences, this attractive home combines modern interiors with generous outdoor space and is ready to move into, appealing to a wide range of buyers.

Council Tax band: A

Tenure: Freehold

- Well-presented two-bedroom terraced home **No Chain**
- Spacious living room with contemporary fireplace
- Modern kitchen with integrated appliances



Hallway

4' 10" x 4' 7" (1.47m x 1.39m)

Kitchen

15' 1" x 4' 7" (4.59m x 1.39m)

Dining Room

10' 4" x 9' 11" (3.14m x 3.02m)

Lounge

14' 11" x 10' 4" (4.54m x 3.14m)

Landing

5' 7" x 2' 4" (1.71m x 0.71m)

Bedroom 1

15' 0" x 10' 4" (4.56m x 3.15m)

Bedroom 2

12' 2" x 10' 0" (3.71m x 3.05m)

Bathroom

9' 5" x 4' 10" (2.86m x 1.47m)





FRONT GARDEN

REAR GARDEN







Northgate
estate agents



Approximate total area⁽¹⁾

731 ft²

67.8 m²

Reduced headroom

11 ft²

1 m²

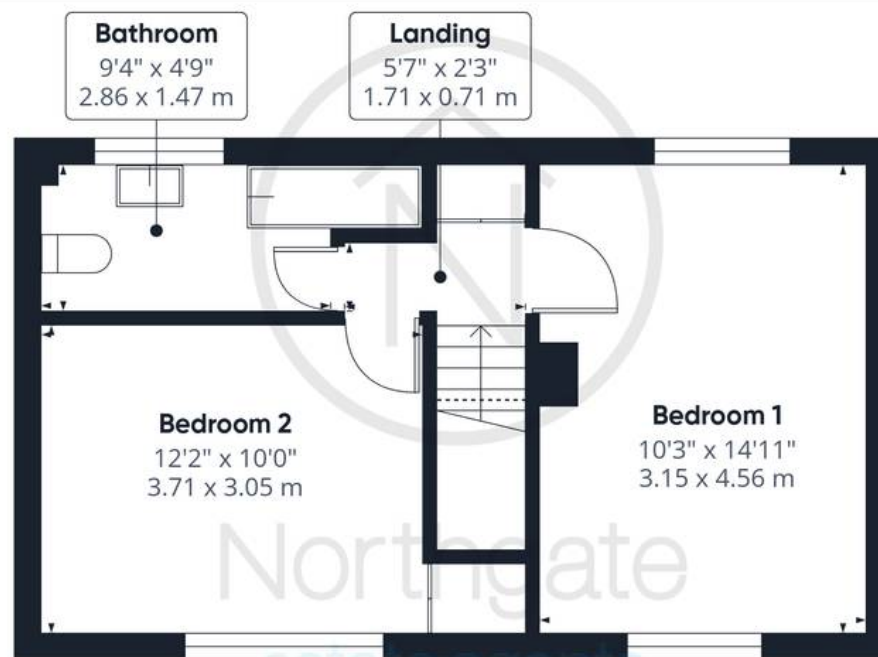
(1) Excluding balconies and terraces

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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