



Wiseman Walk, Newton Aycliffe
Newton Aycliffe



Offers in Region of £96,000



9 Wiseman Walk

Newton Aycliffe, Newton Aycliffe

Two-Bedroom Home in Quiet Crescent, Newton Aycliffe

Offered with no onward chain, this two-bedroom home is situated in a quiet crescent within easy reach of Newton Aycliffe town centre.

The property provides spacious accommodation throughout, including a lounge, separate dining room, kitchen, two double bedrooms, and a family bathroom. While the home would benefit from updating, it presents an excellent opportunity for buyers to put their own stamp on the property.

Conveniently located near Tesco supermarket, popular schools, local amenities, and with good transport links, this property combines accessibility with a peaceful setting.

- Two Double Bedrooms
- Family Bathroom
- Spacious Lounge
- Lounge | Dining Room | Kitchen
- Sought After Location
- Energy Performance Certificate: D



The vendors have opted to provide a **legal pack** for the sale, which includes a set of searches. The legal pack provides essential documentation upfront, helping to prevent delays in the conveyancing process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage, and environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack can be viewed in the branch prior to agreeing to purchase. The vendor requests that the buyer purchases the searches provided in the pack, which will be billed at **£360 including VAT upon completion**.

Council Tax band: A - Tenure: Freehold

Porch

3'8" x 2'7" (1.13 x 0.81 m)

Lounge

10'2" x 14'9" (3.12 x 4.51 m)

Dining Room

10'1" x 9'10" (3.07 x 3.00 m)

Kitchen

5'6" x 9'11" (1.69 x 3.02 m)

Hallway/Storage

16'3" x 4'8" (4.98 x 1.43 m)

Landing

5'5" x 2'9" (1.66 x 0.86 m)

Bedroom 1

10'2" x 14'9" (3.12 x 4.52 m)

Bedroom 2

13'0" x 9'11" (3.98 x 3.03 m)

Bathroom

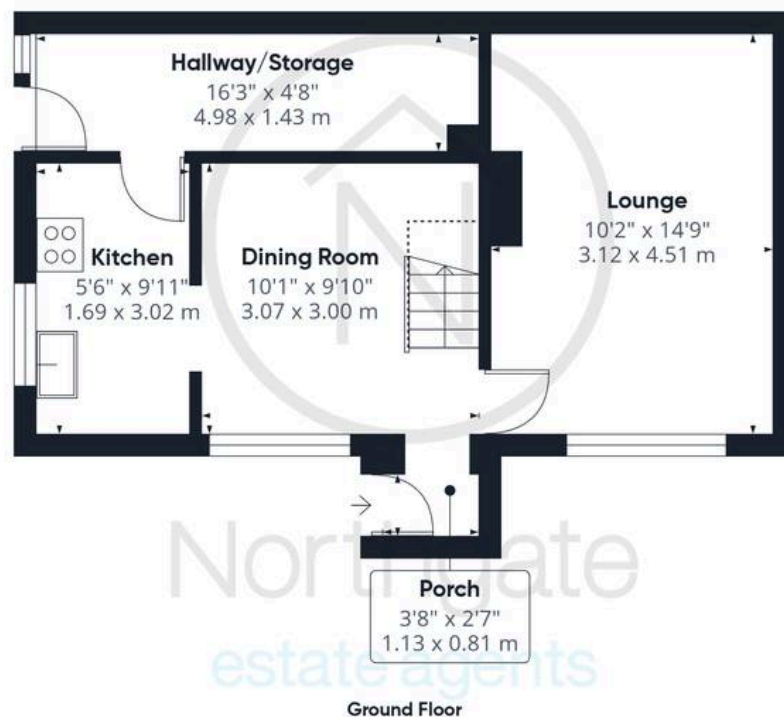
10'3" x 4'8" (3.14 x 1.44 m)







Northgate
estate agents



Approximate total area⁽¹⁾

751 ft²

69.8 m²

Reduced headroom

11 ft²

1.1 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.

GIRAFFE 360



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