



Ayden Grove, Newton Hall, DH1 5FS  
3 Bed - House - Townhouse  
O.I.R.O £210,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Ayden Grove

## Newton Hall, DH1 5FS

Very Popular Location \*\* Ideal First, Family or Investment Property \*\* Pleasantly Situated \*\* Rear Garden With Southerly Aspect \*\* Detached Garage & Parking \*\* Well Presented \*\* Outskirts of Durham \*\* Upvc Double Glazing & GCH Via New Combi Boiler \*\* Local Amenities, Schools & Transport Links \*\* Must Be Viewed \*\*

The floor plan comprises: entrance hallway, cloak/WC, modern kitchen and dining room, comfortable lounge with two sets of French style doors opening to the rear garden. The first floor has two double bedrooms, main bathroom and useful study area. The top floor has the generous principle bedroom with storage and en-suite shower room/WC. Outside, the property occupies a pleasant position with rear enclosed garden, which enjoys a southerly aspect. There is also a detached garage and driveway.

Located just three miles north of Durham City Centre, Newton Hall is a sought-after residential area known for its welcoming community and excellent accessibility. This well-established development offers residents a blend of suburban comfort and urban convenience, making it an ideal choice for families, professionals, and retirees alike.

Within Newton Hall itself, residents benefit from a selection of local shops, schools, and everyday amenities that cater to daily needs. Just a short distance away lies the Arnison Retail Park, a major shopping destination offering a variety of high-street stores, supermarkets, restaurants, and leisure facilities.

Newton Hall also boasts excellent transport links, making commuting and travel remarkably convenient. The nearby A(167) Highway and A1(M) Motorway provide fast and direct routes to surrounding towns and cities, enabling easy access both north toward Newcastle and south toward Darlington and beyond.



















## GROUND FLOOR

### Hallway

### WC

4'9 x 3'3 (1.45m x 0.99m)

### Kitchen Diner

13'10 x 11'4 (4.22m x 3.45m)

### Lounge

14'8 x 11'1 (4.47m x 3.38m)

## SECOND FLOOR

### Bedroom

14'7 x 9'4 (4.45m x 2.84m)

### Bedroom

9'11 x 8'0 (3.02m x 2.44m)

### Bathroom/WC

8'0 x 5'5 (2.44m x 1.65m)

### Study Area

## SECOND FLOOR

### Principle Bedroom

14'7 x 12'8 (4.45m x 3.86m)

### En-Suite

7'8 x 5'8 (2.34m x 1.73m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

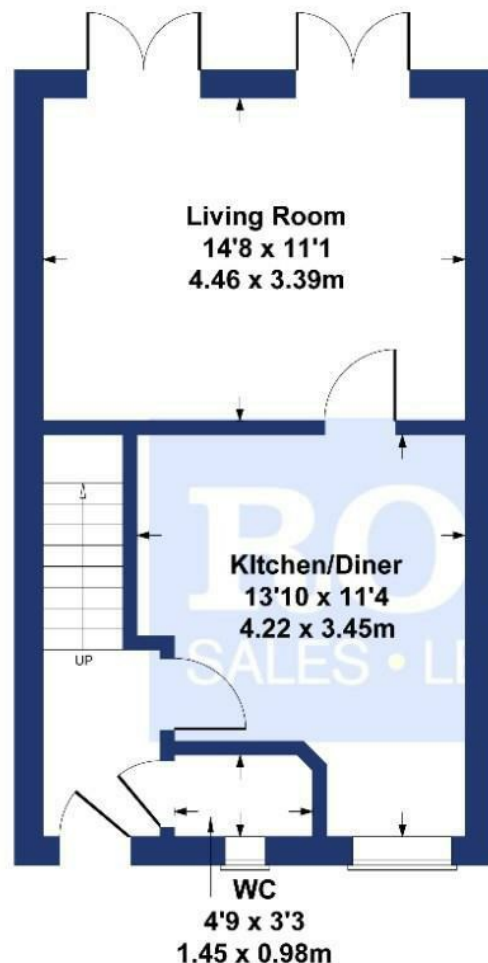
Energy Rating: C



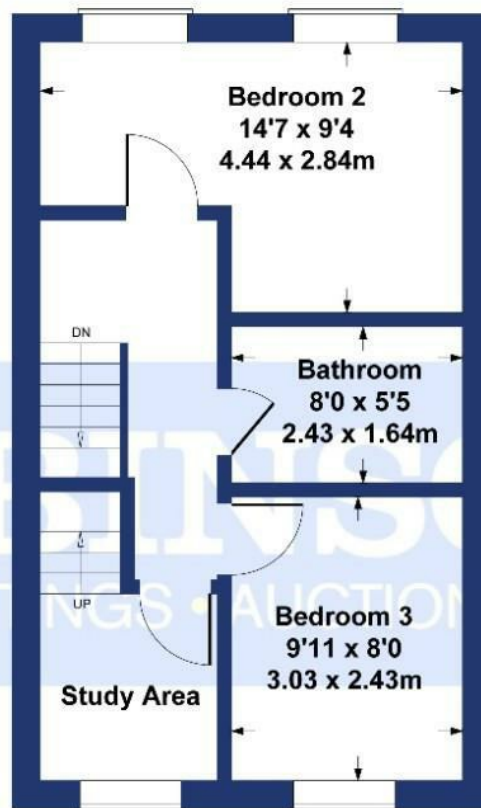
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Ayden Grove

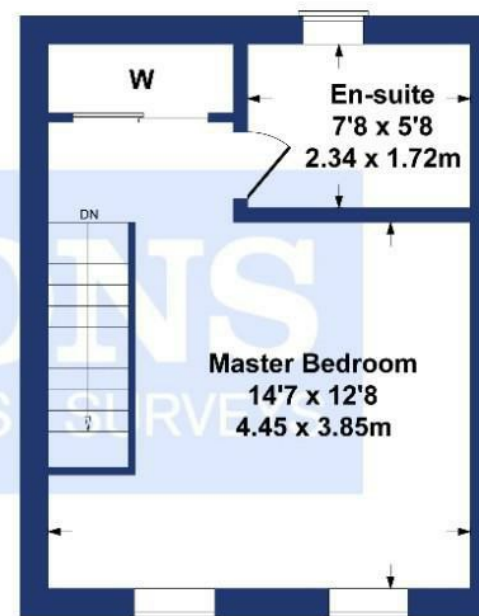
Approximate Gross Internal Area  
1012 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

