



Welbury Grove, Newton Aycliffe, DL5 5AY
3 Bed - House - End Terrace
£170,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Welbury Grove

Newton Aycliffe, DL5 5AY

Welcome to this modern and spacious three-bedroom end terrace house located on Welbury Grove in the charming town of Newton Aycliffe. Built in 1970, this property offers a generous living space of 969 square feet, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hall that leads into a bright and airy living room, perfect for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while a convenient cloakroom adds to the practicality of the ground floor.

Venturing upstairs, you will find a master bedroom along with two additional bedrooms, all designed to offer comfort and versatility. The family bathroom is thoughtfully positioned to serve the needs of the household.

Externally, the property boasts a driveway leading to a single garage with an up-and-over door, ensuring plenty of off-street parking. The front garden is well-maintained, featuring a lawn and a patio area that is perfect for outdoor seating and hosting gatherings. To the rear, an enclosed yard provides a private space for relaxation or play.

Situated close to a variety of local amenities, including retail shops, recreational facilities, healthcare services, and a selection of restaurants and cafés, this home is well-connected to the community. Families will appreciate the proximity to both primary and secondary schools, while the extensive public transport system offers easy access to neighbouring towns and cities such as Darlington, Durham, Newcastle, and York. For those commuting, the property enjoys convenient access to the A167, leading to the A1(M) for travel both North and South.

This delightful property presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Newton Aycliffe.











GROUND FLOOR

Entrance Hall

Lounge

17'4" x 9'10" (5.30 x 3.00)

Kitchen/Dining Room

17'3" x 10'5" (5.27 x 3.2)

WC

FIRST FLOOR

Landing

Bedroom 1

13'1" x 9'10" (4.00 x 3.00)

Bedroom 2

10'7" x 9'10" (3.24 x 3.0)

Bedroom 3

9'10" x 7'10" (3.0 x 2.4)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 10 Mbps, Superfast 175 Mbps,

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band B(£1984 min)

Energy Rating: D

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 authorities. Robinsons cannot accept liability for any information provided.



Welbury Grove

Approximate Gross Internal Area
989 sq ft - 92 sq m
(Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

