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St. Godrics Road Newton Aycliffe, DL5 5JJ

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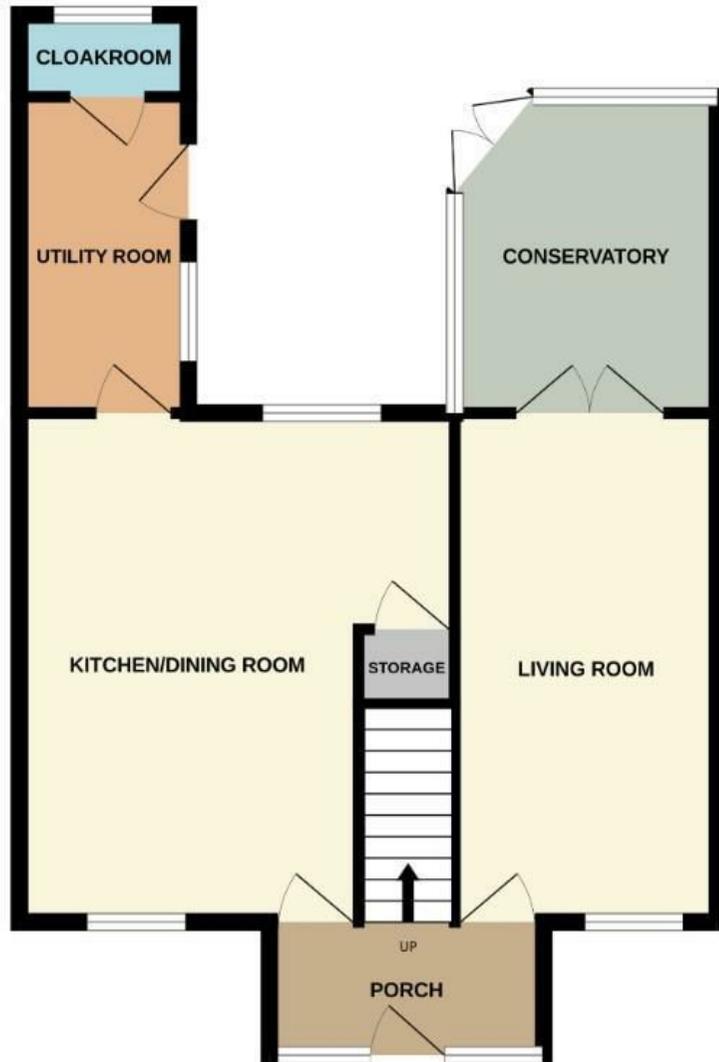
Price £95,000

Three bedroomed, terraced property located on St Godrics Road in Newton Aycliffe. Offered to the market with no onward chain, the property is in need of some refurbishments making it a prime opportunity for investors and first time buyers alike. Located close to local amenities which include a range of retail shops, recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. Ideal for commuters, this property also has easy access to the A167 which leads to the A1 (M) both North and South.

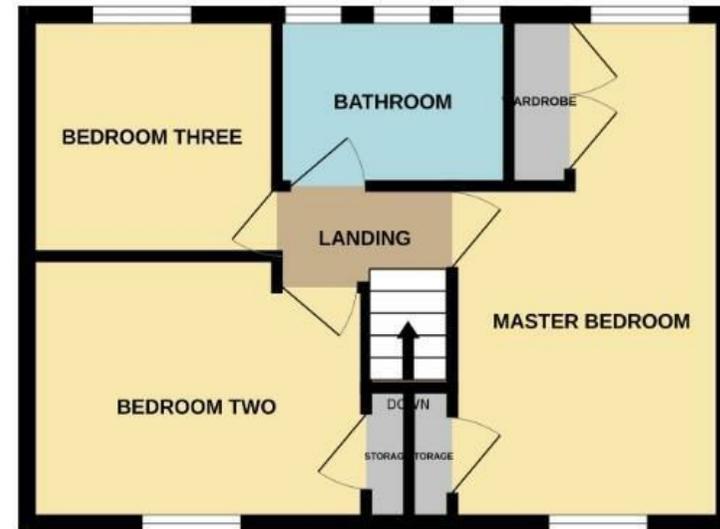
In brief the property comprises; an entrance hall leading into the living room, kitchen/diner, conservatory and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has on street parking available whilst to the rear there is an enclosed lawned garden.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	

Living Room

16'11" x 8'10"

Spacious living room with ample space for furniture, window to the front elevation and doors to the rear leading into the conservatory.

Kitchen/Diner

16'11" x 11'5"

The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances along with a table and chairs.

Conservatory

10'7" x 8'8"

The conservatory is a good size reception room providing a further seating area overlooking the garden.

Cloakroom

5'8" x 2'9"

Fitted with a WC and wash hand basin.

Master Bedroom

16'11" x 9'1"

The master bedroom provides space for a double bed along with further free standing furniture.

Bedroom Two

11'5" x 8'8"

The second bedroom is a further spacious double bedroom.

Bedroom Three

8'5" x 7'10"

The third bedroom is a large single bedroom.

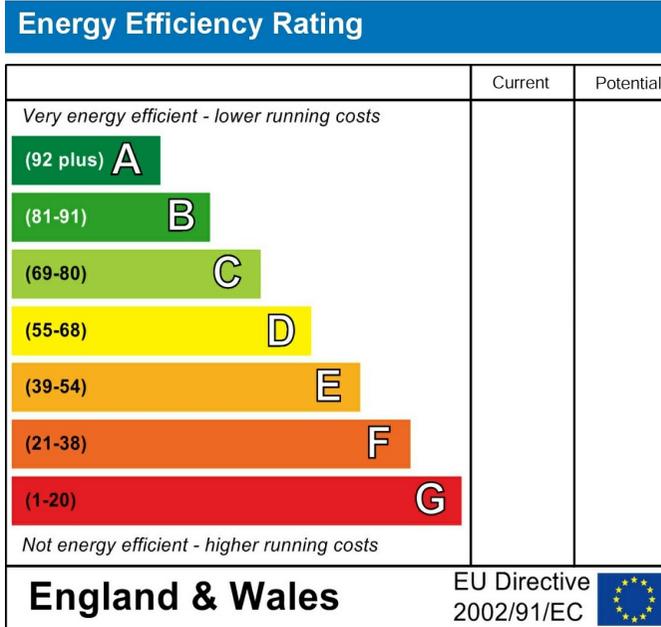
Bathroom

7'9" x 5'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

External

Externally the property has on street parking available whilst to the rear there is an enclosed lawned garden.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





