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Stag Lane Newton Aycliffe, DL5 4ST

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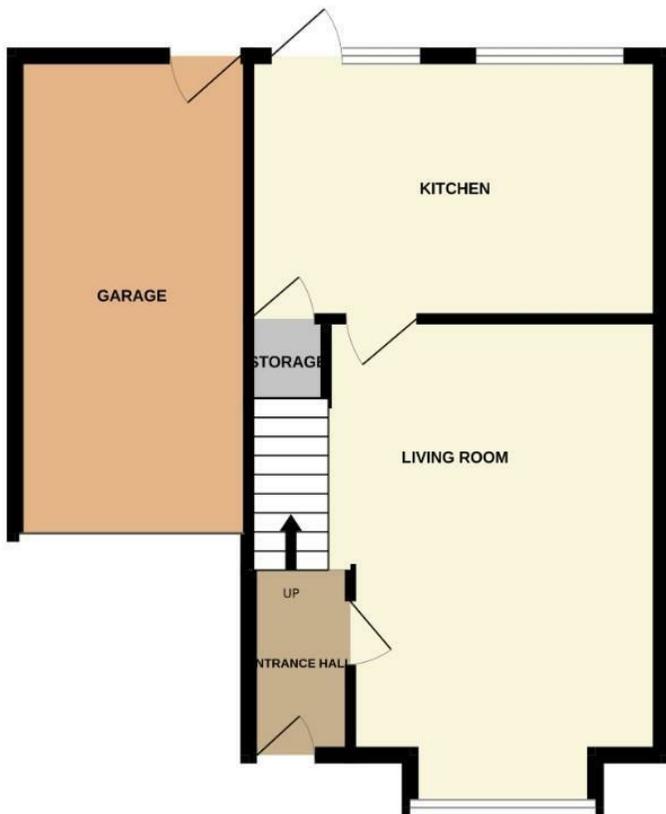
### Offers Over £190,000

Immaculately presented, three bedroomed detached family home offered for sale with no onward chain. Located on Stag Lane in Newton Aycliffe, on a generous plot including a front garden, large driveway, garage and large rear garden. The property has had a new combi boiler installed 12 months ago and is located in a quiet residential area in Newton Aycliffe. Situated close to a wide range of amenities from supermarkets and schools to retail stores, bars, cafes and restaurants. There is an extensive public transport system in the area providing regular access to nearby towns and villages, whilst the A167 and A689 are nearby, ideal for commuters.

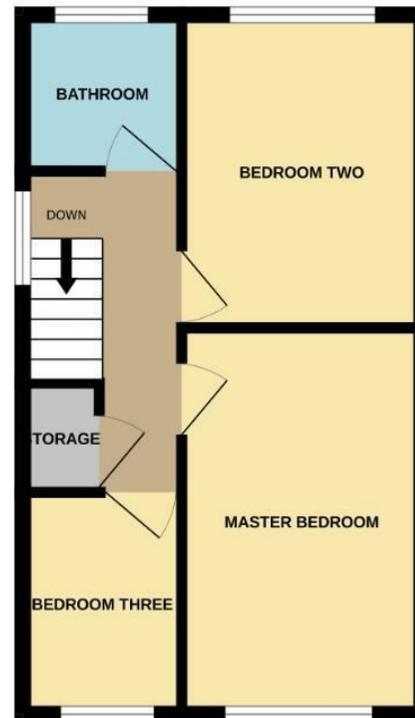
In brief the property comprises; an entrance hall leading through to the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property benefits from a large lawned garden to the front along with a driveway leading up to the single garage, To the rear of the property there is a further large enclosed garden, mainly laid to lawn along with a patio area ideal for outdoor furniture.

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GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

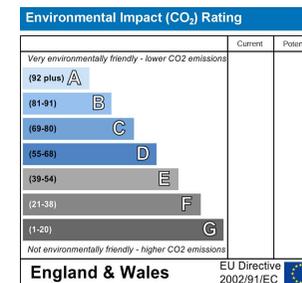
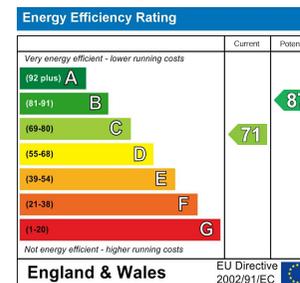


1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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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### Living Room

17'8" x 11'5"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and bay window the front elevation allowing lots of natural light.

### Kitchen

14'7" x 9'3"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Space is available for free standing appliances along with a table and chairs and door to the rear leading into the garden.

### Master Bedroom

13'6" x 8'5"

The mastter bedroom provides space for a king sized bed, further furniture and large window to the front elevation.

### Bedroom Two

11'3" x 8'5"

The second bedroom is another large double bedroom with window to the rear elevation.

### Bedroom Three

7'6" x 5'10"

The third bedroom is a large single bedroom with window to the front elevation.

### Bathroom

5'9" x 5'6"

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

### Garage

16'8" x 8'2"

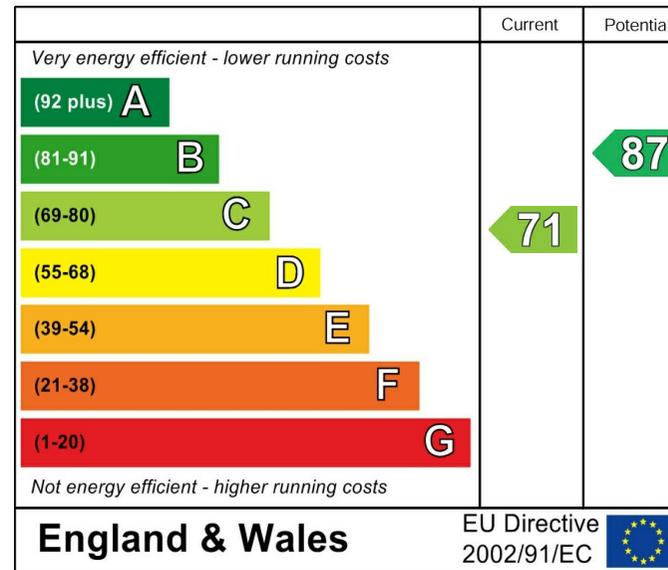
Single garage with up and over door.

### External

Externally the property benefits from a large lawned

garden to the front along with a driveway leading up to the single garage, To the rear of the property there is a further large enclosed garden, mainly laid to lawn along with a patio area ideal for outdoor furniture.

### Energy Efficiency Rating



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.







