

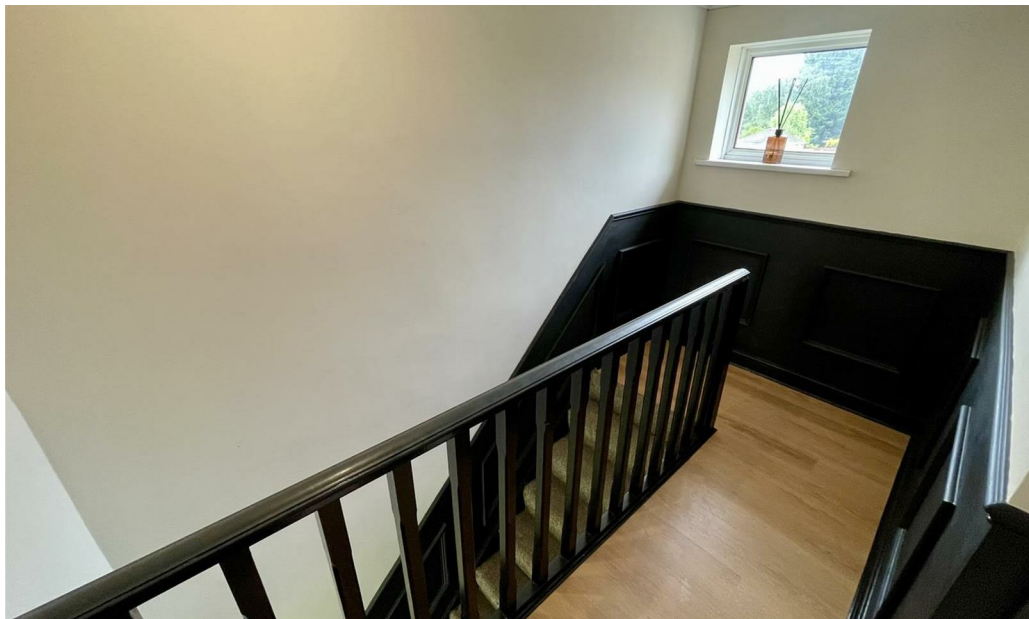


## Ross Walk

Newton Aycliffe DL5 5BB

£130,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Ross Walk

## Newton Aycliffe DL5 5BB



- Three Bedroom Property
- Close to Local Shops and Schools
- Within Walking Distance to Green Open Spaces

- Newton Aycliffe Location
- Car Park for Residents & Garage
- Priced To Sell

- Very Well Presented
- Easy Access to Transport Links to Town Centre
- Council Tax Band A

Welcome to Ross Walk, Newton Aycliffe, this well-presented terraced house on Ross Walk offers a delightful living experience for families and professionals alike. With three spacious bedrooms, this property provides ample room for comfortable living.

The inviting reception room serves as a perfect space for relaxation or entertaining guests. The house features a well-appointed kitchen and dining room, ensuring an easy flow throughout the ground floor.

Just a few standout features of this property, would be its proximity to local schools, making it an ideal choice for families with children. Furthermore, there is easy access to the surrounding open green spaces, parks and transport links with just a short bus ride to the town centre. There is a carpark for residents available for off street parking and to the rear, a garage within a block.

This terraced house on Ross Walk is not just a home; it is a gateway to a vibrant community, offering both comfort and convenience in a sought-after location. Whether you are looking to settle down or invest, this property is certainly worth considering.

### Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

### Lounge

Upvc double glazed window to front, coving to ceiling, part panelled feature wall and radiator.

### Dining Room

French doors to rear and radiator.

### Kitchen

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven with fixed extractor over. Laminate flooring and radiator.

### Utility Room

Upvc double glazed window to side, space for a washing machine and tumble dryer.

### Lobby

Upvc door to side and space for a fridge freezer.

### First Floor Landing

Upvc double glazed window to rear and part panelled walls.

### Bedroom One

Upvc double glazed window to front and radiator.

### Bedroom Two

Upvc double glazed window to rear, part panelled feature wall and radiator.

### Bedroom Three

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, p-shaped bath with shower over and screen, wash hand basin and low level w/c with heated towel rail and panelled walls.

### Externally

To the front is a lawn area and a car park for residents.

The rear has an enclosed garden, equally laid to lawn and paving with gated access. There is also a garage within a block for extra storage space or security for your vehicle.

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: A

Annual Price: £1,748

Conservation Area No

Flood Risk Very low

Floor Area 1,054 ft<sup>2</sup> / 98 m<sup>2</sup>

Plot size 0.03 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

362 Mbps

Satellite / Fibre TV Availability

BT

Sky

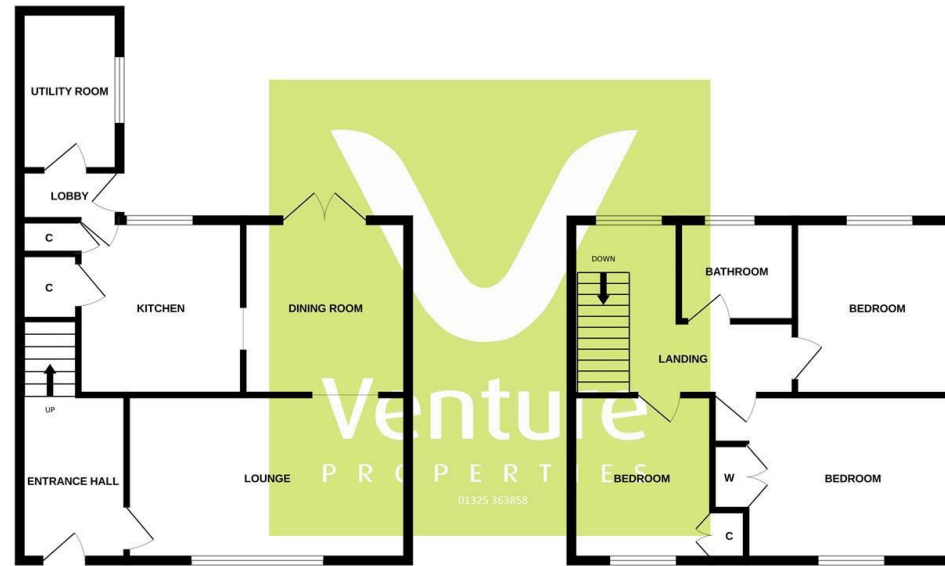
Virgin

### Note

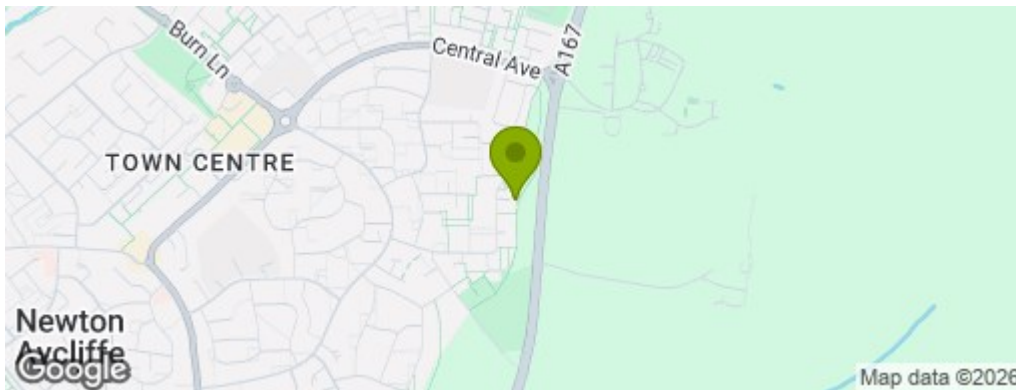
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

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.  
Made with Metroplex ©2026



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com