



Layton Court, Newton Aycliffe

Newton Aycliffe



Offers in Region of £115,000



## 2 Layton Court

Newton Aycliffe, Newton Aycliffe

For sale with no onward chain for offers between £115,000 - £125,000.

This 2 bedroom semi-detached house within the Woodham area of Newton Aycliffe, the sought-after suburban neighbourhood.

Upon entering the property via the entrance porch, you will make your way into a kitchen/diner that leads to a lounge with patio doors to the rear garden. The second floor boasts two generously sized bedrooms and a family bathroom.

Externally, the property offers garden space to the front, side and rear. The front garden has had a new drive in recent years.

Additionally, A standout feature is the solar panels on the roof, not only contributing to sustainable living, but also reducing monthly energy bills.

Conveniently located within close proximity to local amenities, reputable schools, and excellent transport links, this residence ticks all the boxes for comfortable and convenient living. Please call the office to arrange a viewing.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Semi-detached
- Driveway
- Kitchen/Diner
- Large Gardens
- Solar Panels On Roof
- Energy Efficiency Rating: D



**Entrance Porch**

2' 11" x 7' 1" (0.89m x 2.16m)

**Kitchen/Diner**

12' 0" x 14' 1" (3.66m x 4.29m)

**Lounge**

10' 7" x 14' 2" (3.23m x 4.32m)

**Landing**

6' 0" x 5' 3" (1.83m x 1.60m)

**Bedroom 1**

8' 6" x 14' 1" (2.59m x 4.29m)

**Bedroom 2**

10' 6" x 8' 7" (3.20m x 2.62m)

**Bathroom**

7' 6" x 5' 3" (2.29m x 1.60m)





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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

636.18 ft<sup>2</sup>

59.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Northgate - County Durham

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