



1 Sheraton Close, Newton Aycliffe  
Newton Aycliffe



In Excess of £125,000





## 1 Sheraton Close

Newton Aycliffe, Newton Aycliffe

Introducing this immaculate two-bedroom semi-detached house, a perfect starter home or investment opportunity located in a sought-after neighbourhood. The property features ample off-street parking, making it convenient for residents and guests alike. As you step inside, you are greeted by a spacious lounge/dining area that offers a cosy setting for relaxation or entertainment. The modern kitchen is equipped with sleek countertops and high-end appliances, providing a stylish space for culinary enthusiasts. Upstairs, you will find two generously sized double bedrooms, ideal for creating a peaceful retreat after a long day. Completing the layout is a family bathroom, offering convenience and comfort for every-day living.

Externally: the property boasts **a front gravelled driveway providing parking for two, possibly three vehicles, along with a turfed area adding greenery to the frontage.** The **private rear garden** features a **gravelled area and a decked patio**, offering a **low-maintenance outdoor space ideal for dining, entertaining, or simply unwinding.**

Council Tax band: B

- Immaculate Two Bed Semi Detached
- Ample Off Street Parking
- Spacious Lounge/Diner, Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Energy Performance Certificate : C



**Lounge/Diner**

11'6" x 19'5" (3.53 x 5.92 m)

**Kitchen**

11'4" x 7'7" (3.47 x 2.33 m)

**Landing**

2'10" x 6'3" (0.89 x 1.91 m)

**Bedroom 1**

11'6" x 11'1" (3.53 x 3.38 m)

**Bedroom 2**

11'6" x 9'7" (3.51 x 2.93 m)

**Bathroom**

5'6" x 6'4" (1.68 x 1.93 m)



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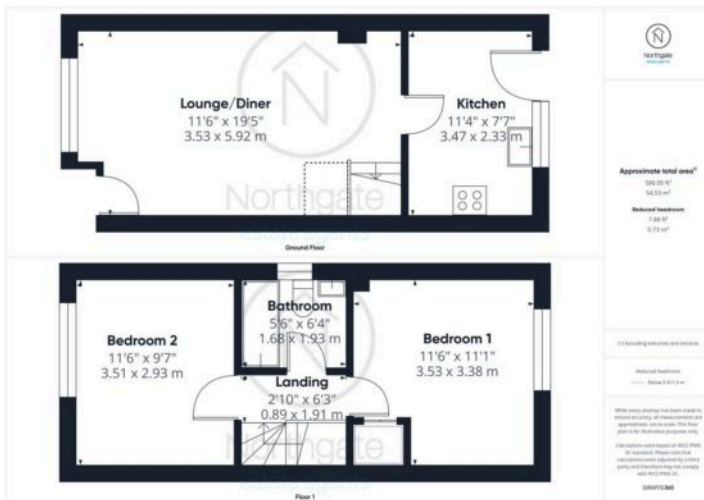


FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces







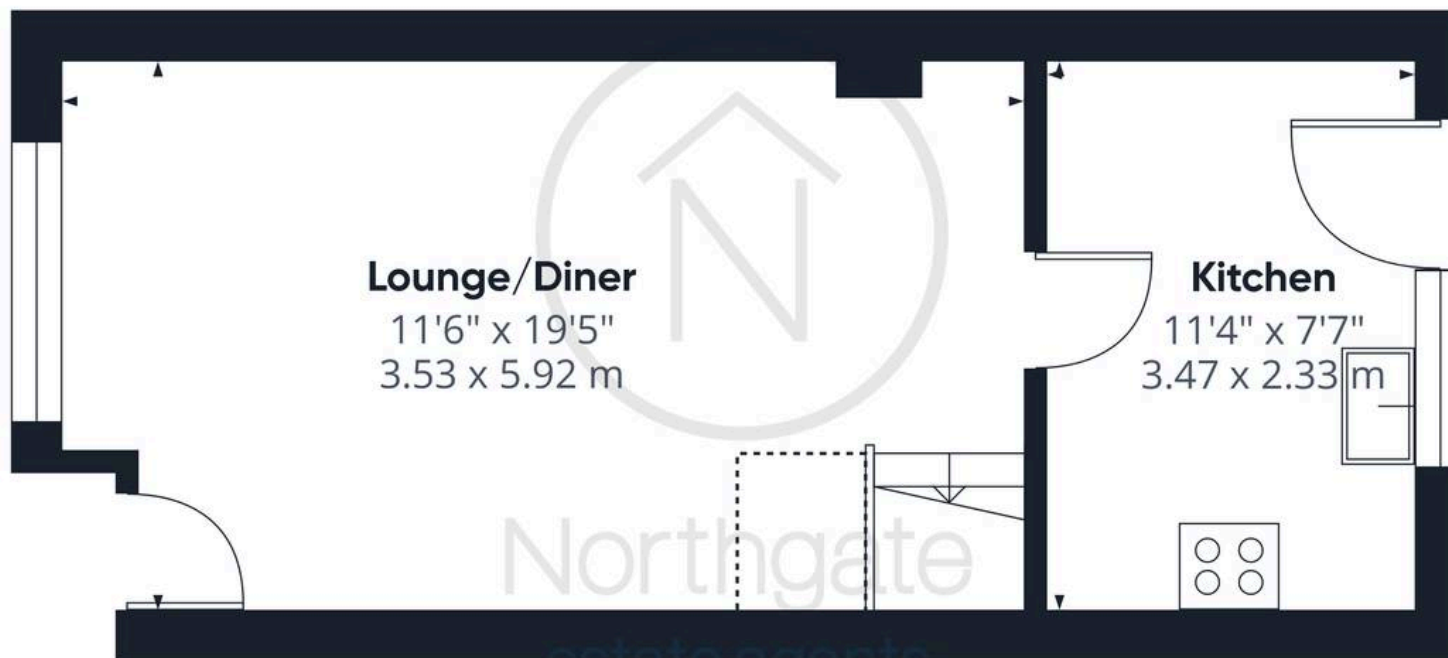








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**Approximate total area<sup>(1)</sup>**

586.95 ft<sup>2</sup>

54.53 m<sup>2</sup>

**Reduced headroom**

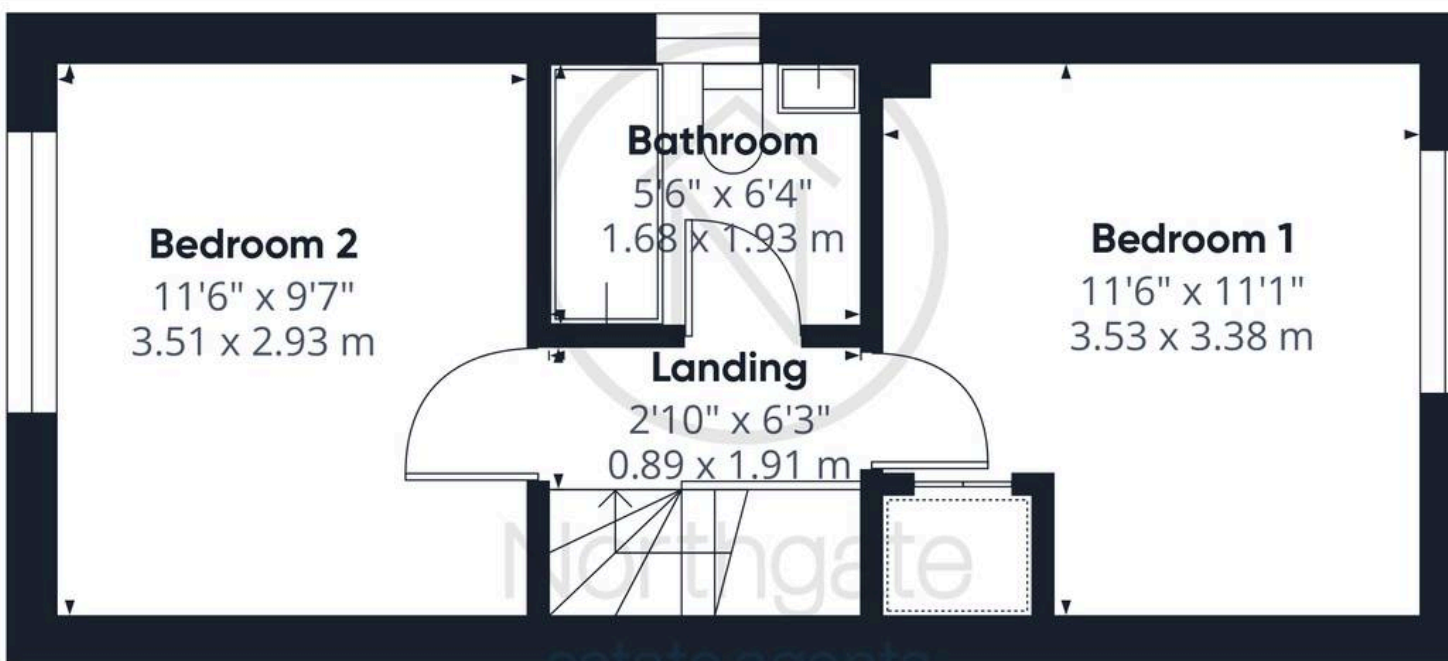
7.88 ft<sup>2</sup>

0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Northgate - County Durham

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