



9 Luttryngton Court, Newton Aycliffe
Newton Aycliffe



In Excess of £170,000



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Newton Aycliffe, Newton Aycliffe

We are delighted to offer for sale this **substantial three-bedroom detached house**, peacefully positioned within a **quiet cul-de-sac** in the ever-popular **Byerley Park development** on the outskirts of Newton Aycliffe.

The property is offered with **gas central heating** and **uPVC double glazing**, making it an ideal choice for families looking for a comfortable and well-maintained home.

The accommodation briefly comprises a welcoming **entrance porch** leading into the **hallway**, a spacious **lounge/diner**, and a well-proportioned **fitted kitchen/breakfast room**, perfect for modern family living.

To the **first floor**, there are **three bedrooms**—two of which are doubles—and a **fitted bathroom suite**.

Externally, the home benefits from a **neat front garden** and a **block-paved driveway** leading to the **garage**, providing off-street parking. To the rear, a **mature garden** offers a peaceful retreat, with various established plants and shrubs.

Located in a desirable residential area with access to local schools, parks, and commuter links, this excellent family home is not to be missed.

Council Tax band: C

Tenure: Freehold

- Lounge/Diner
- Spacious Kitchen / Breakfast Room
- Three Bedroom Detached
- Quiet Cul De Sac Location
- Garage / Blocked Paved Driveway
- Energy Performance Certificate: TBC



Porch

3'1" × 5'10" (0.96 × 1.79 m)

Hallway

11'0" × 6'0" (3.36 × 1.83 m)

Lounge/Diner

24'5" × 10'0" (7.46 × 3.05 m)

Kitchen

8'11" × 15'10" (2.74 × 4.83 m)

Landing

9'10" × 6'5" (3.01 × 1.96 m)

Bedroom 1

11'6" × 10'0" (3.52 × 3.05 m)

Bedroom 2

10'6" × 9'9" (3.20 × 3.00 m)

Bedroom 3

6'8" × 7'7" (2.04 × 2.32 m)

Bathroom

5'4" × 7'10" (1.65 × 2.40 m)

Garage

16'0" × 7'10" (4.90 × 2.41 m)





FRONT GARDEN

REAR GARDEN

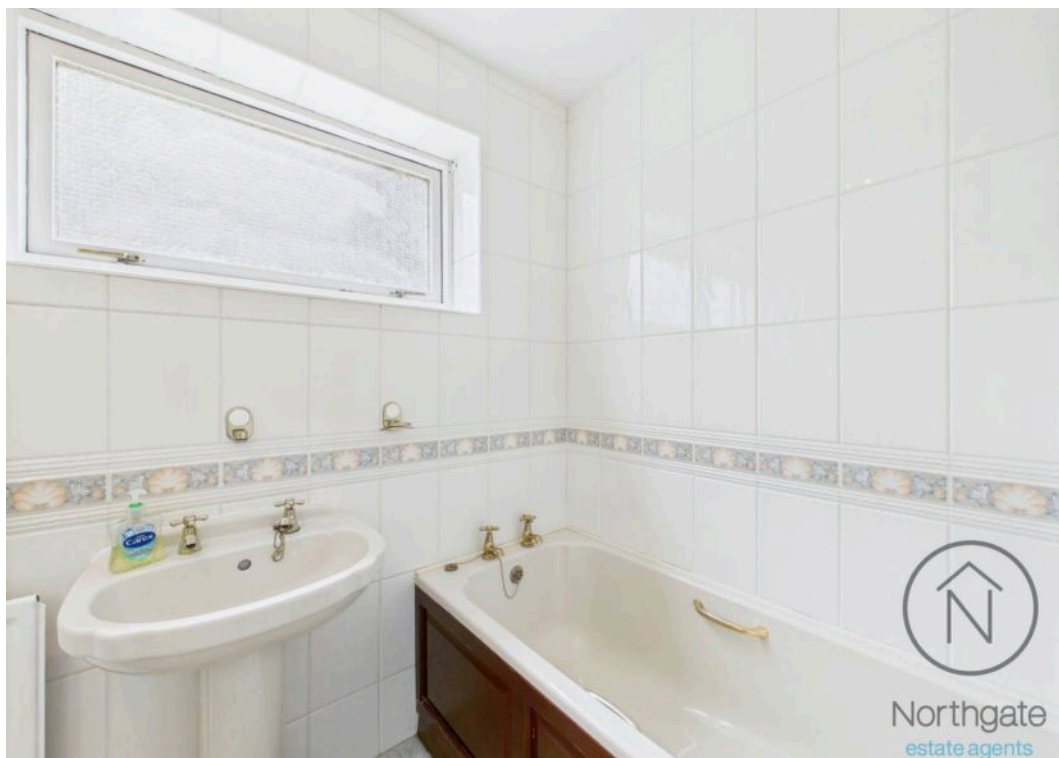
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage









Northgate - County Durham

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