



8 Campion Court, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £115,000





## 8 Champion Court

Newton Aycliffe, Newton Aycliffe

This beautifully presented two-bedroom semi-detached home offers comfortable, modern living and is ideal for first-time buyers or those looking to downsize.

The property features a spacious open-plan kitchen and living area, two well-proportioned bedrooms, and a contemporary family bathroom.

Externally: There is an attractive, fence-enclosed rear garden—perfect for relaxing or entertaining.

Additional benefits include UPVC double glazing throughout, gas central heating to radiators, and a driveway providing off-street parking to the side of the property.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Council Tax band: A

Tenure: Freehold



### Hallway

3'3" × 6'0" (1.01 × 1.84 m)

### Lounge/Diner/Kitchen

15'6" × 17'9" (4.74 × 5.43 m)

### Landing

### Bedroom 1

12'0" × 9'4" (3.66 × 2.85 m)

### Bedroom 2

8'10" × 8'2" (2.69 × 2.50 m)

### Bathroom

6'4" × 5'5" (1.95 × 1.66 m)







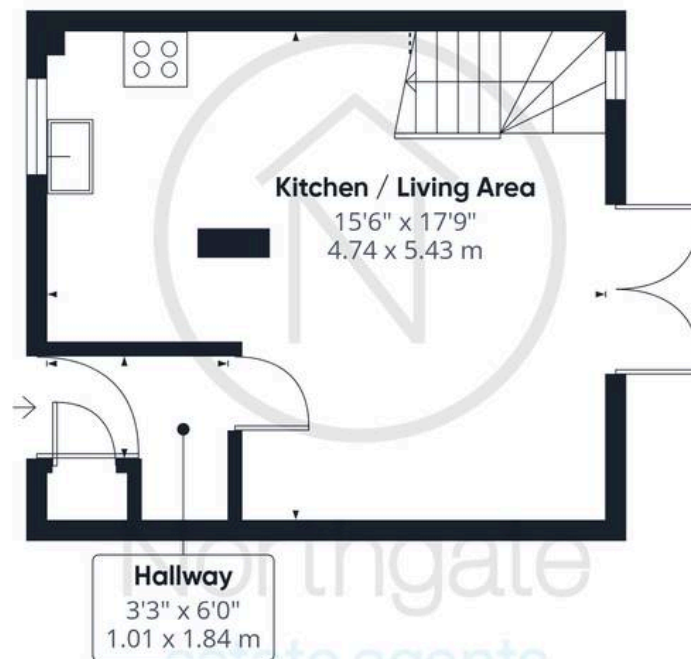
FRONT GARDEN

REAR GARDEN

DRIVEWAY

1 Parking Space





Ground Floor



Floor 1

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

487 ft<sup>2</sup>

45.3 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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