



25 Lockyer Close, Newton Aycliffe
Newton Aycliffe



Offers in Region of £125,000



25 Lockyer Close

Newton Aycliffe, Newton Aycliffe

An immaculately presented two-bedroom modern semi-detached property, ideally situated on the popular Woodham Lea development in Newton Aycliffe. This attractive home is conveniently located close to well-regarded local schools, including Byerley Park and Greenfield, as well as a range of nearby amenities – making it an excellent choice for first-time buyers or investors alike.

The ground floor accommodation comprises an entrance porch and a modern open-plan living space, incorporating a stylish kitchen/diner and lounge area warmed by a log burner, creating a welcoming and contemporary atmosphere.

To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys well-maintained gardens to the front and rear, along with ample off-street parking leading to a single garage.

NOTE: The sellers have applied to purchase the Leasehold for this 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



Porch

3'3" × 3'3" (1.00 × 1.00 m)

Kitchen/Living Area

12'7" × 24'3" (3.84 × 7.41 m)

Landing

6'6" × 7'4" (1.99 × 2.24 m)

Bedroom 1

12'6" × 8'10" (3.82 × 2.71 m)

Bedroom 2

12'7" × 7'6" (3.85 × 2.29 m)

Bathroom

5'9" × 7'3" (1.76 × 2.21 m)

Garage

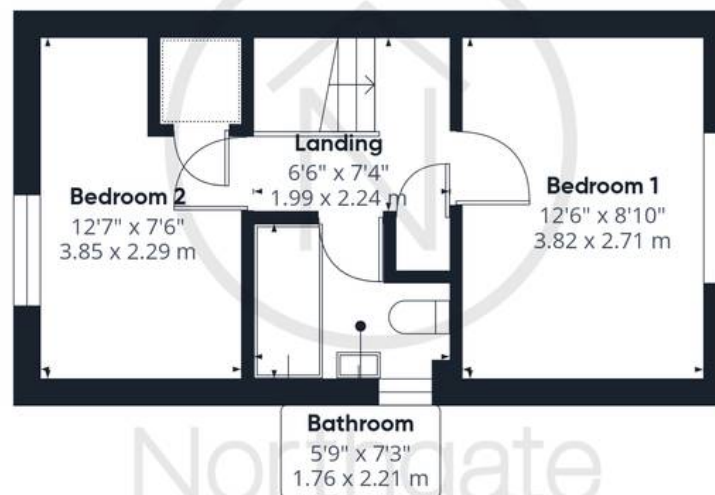
8'6" × 16'8" (2.62 × 5.08 m)







Ground Floor



Floor 1



Approximate total area⁽¹⁾

729 ft²

67.7 m²

Reduced headroom

10 ft²

0.9 m²

(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.

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