



Layton Court, Newton Aycliffe

Newton Aycliffe



In Excess of £115,000





## Layton Court

Newton Aycliffe, Newton Aycliffe

Situated in the sought-after location of Woodham, this two-bedroom semi-detached property presents a fantastic refurbishment opportunity. The virtually staged photographs offer a glimpse of its potential, showcasing a kitchen diner, a cosy living room with patio doors, and two well-proportioned bedrooms alongside a convenient shower room on the first floor. The property boasts ample external space with an artificial lawn and driveway at the front, while the expansive rear garden offers great potential for outdoor living, perfect for enjoying al fresco dining. A large patio area that provides a wonderful backdrop for relaxation and entertaining.

Don't miss this opportunity to put your stamp on this charming property and transform it into your dream home. Book a viewing today and unlock the potential that this property holds.

Council Tax band: A

Tenure: Freehold



- Virtually staged photographs for example and illustration purposes only.
- Property requires some updating and refurbishing
- Two bedroom semidetached property, situated in the popular location of Woodham
- Kitchen diner, living room with patio doors
- Two bedrooms and a shower room to the first floor
- Externally, to the front artificial lawn and driveway leading to side, a large patio style rear garden .
- Potential to extend, subject to necessary, planning and building consents
- Energy efficiency rating:TBC

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**Kitchen / Diner:**

11'10" x 14'3" (3.61 x 4.35 m)

**Living Room:**

10'9" x 14'1" (3.28 x 4.31 m)

**First Floor:**

**Bedroom One:**

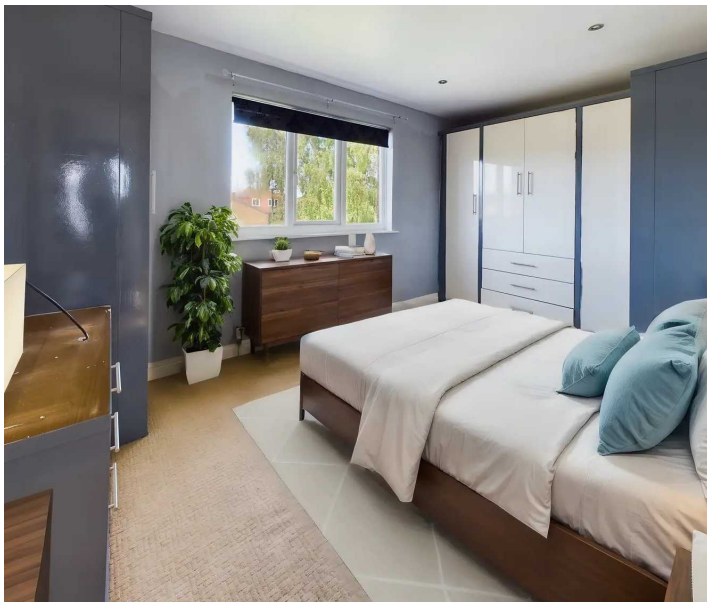
8'6" x 13'3" (2.61 x 4.05 m)

**Bedroom Two:**

10'9" x 8'8" (3.28 x 2.65 m)

**Shower Room:**

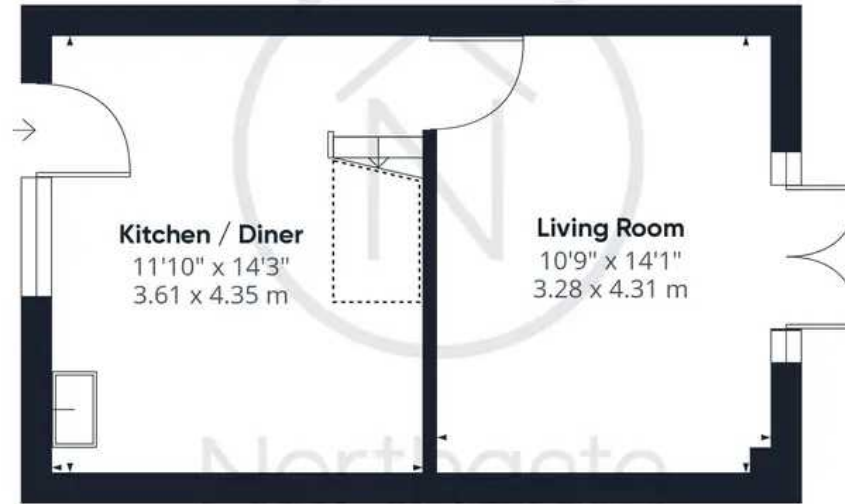
7'8" x 5'3" (2.36 x 1.62 m)







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Ground Floor

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

609 ft<sup>2</sup>  
56.58 m<sup>2</sup>

Reduced headroom

15.67 ft<sup>2</sup>  
1.46 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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