

Malvern Way, Greenfields Newton Aycliffe, DL5 7PR

Offers in the region of £230,000



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This 3/4 bedroom BUNGALOW has been significantly EXTENDED to include the addition of a large dining room, conservatory and first-floor bedroom. The property offers versatile living accommodation throughout which would suit a wide variety of buyers and is equipped with gas central heating to radiators and uPVC double glazing. An internal viewing will reveal an entrance hallway, spacious lounge opening to a study/sitting room, fitted kitchen, dining room, conservatory and two ground-floor bedrooms with en-suite wet room/WC to the principal; bedroom. There is also potential to create a further ground floor bedroom within the secondary entrance hallway. The first floor includes an attic bedroom which could be utilised for a number of purposes. Externally there is a block paved driveway leading to an attached garage and enclosed gardens to the rear.







- 3/4 bedrooms
- Extended to rear
- Flexible living accommodation throughout
- Attached garage
- First floor attic bedroom
- En-suite wet room/WC
- Enclosed rear garden
- Popular Greenfields location

Agents Notes

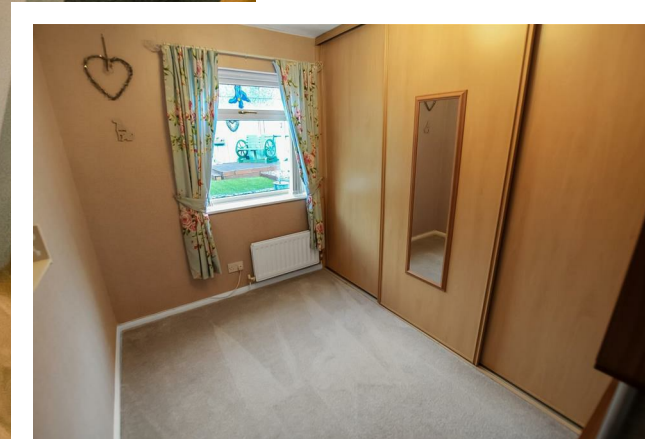
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

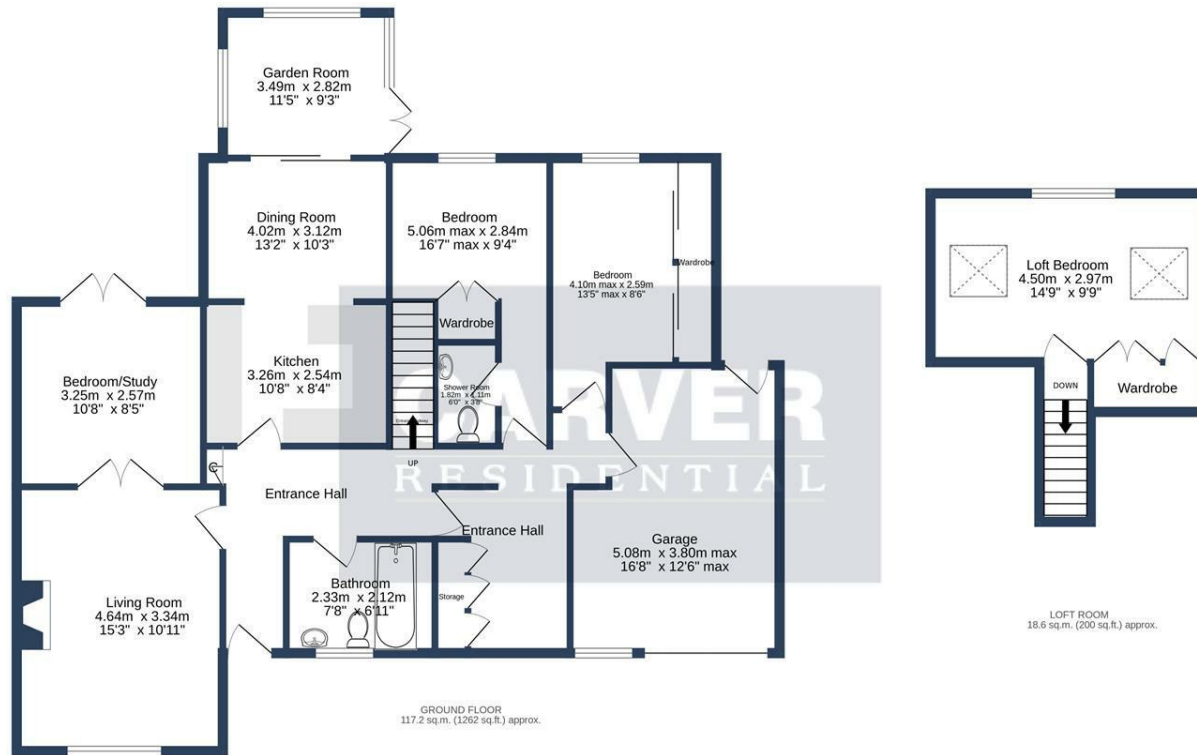
Council Tax:- Band D

Local Authority:- Durham County Council





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TOTAL FLOOR AREA : 135.8 sq.m. (1462 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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