



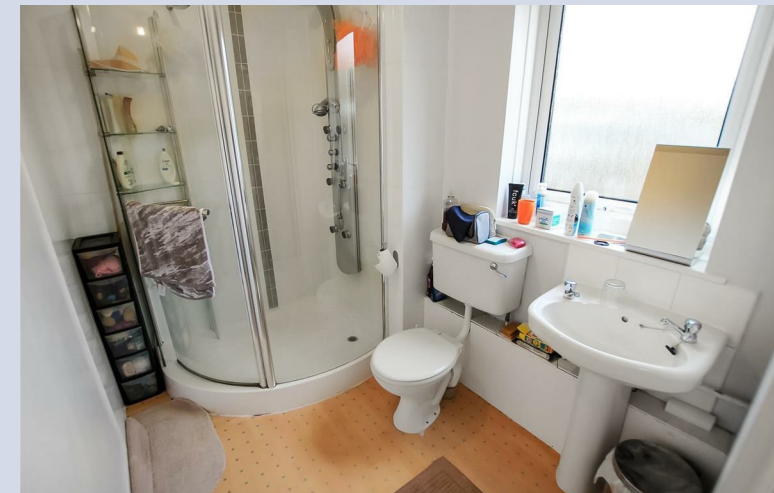
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Elmfield Place
Newton Aycliffe, DL5 7BE

Offers in the region of £65,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 3-BEDROOM end-link property features a MODERN FITTED KITCHEN, DRIVEWAY and DETACHED GARAGE. The property offers roomy accommodation throughout with GROUND FLOOR WC, dual aspect living/dining room and shower room/WC to the first floor. Each bedroom features fitted wardrobes and the property is equipped with gas central heating to radiators, uPVC double glazing and a security alarm system.





Agents Notes

Tenure:- Freehold

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

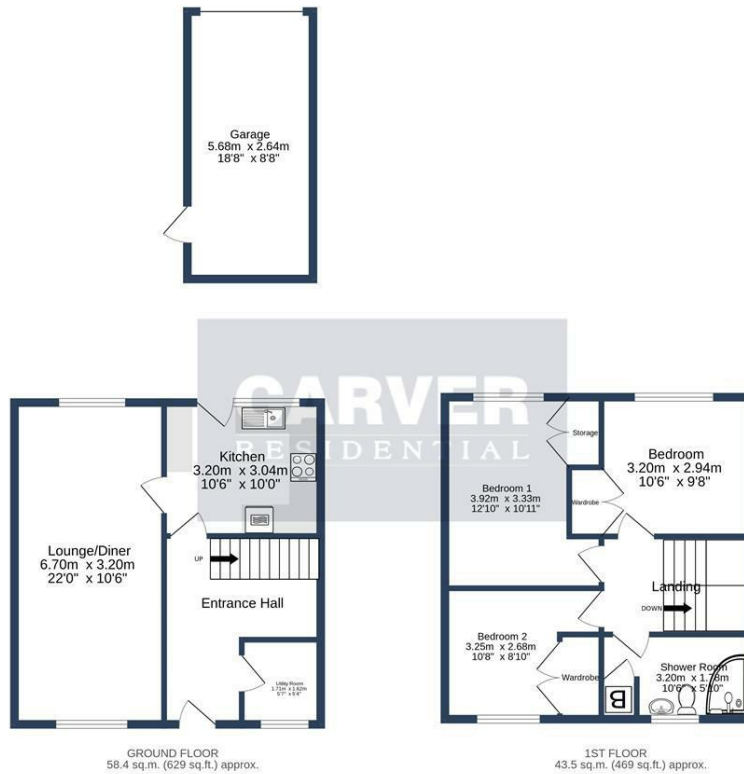
Security alarm system

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN



GROUND FLOOR
58.4 sq.m. (629 sq.ft.) approx.

1ST FLOOR
43.5 sq.m. (469 sq.ft.) approx.

ELMFIELD PLACE, NEWTON AYCLIFFE, DL5 7BE.

TOTAL FLOOR AREA: 101.9 sq.m. (1097 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
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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MAB 6202



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