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Washington Crescent
Newton Aycliffe, DL5 4BL

Offers in the region of £159,950

House - Terraced
5 Bedroom/s
2 Bathroom/s

A SIGNIFICANTLY EXTENDED 5 BEDROOM family home ideally situated within walking distance of reputable local schooling. The property offers versatile living accommodation throughout with potential for ANNEX ACCOMMODATION, if required and is equipped with gas central heating to radiators and uPVC double glazing throughout. An internal viewing will reveal a living room opening to a conservatory, recently installed fitted kitchen, utility room and a ground floor WC. In addition the integral garage has been converted to provide additional ground floor space whilst to the rear of the property there is a separate sitting room. The first floor features 5 bedrooms with en-suite shower room/WC serving the fourth bedroom together with a recently installed shower room/WC. Externally there is a driveway for up to three vehicles with enclosed garden to the rear.





Agents Notes

Tenure:- Freehold

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

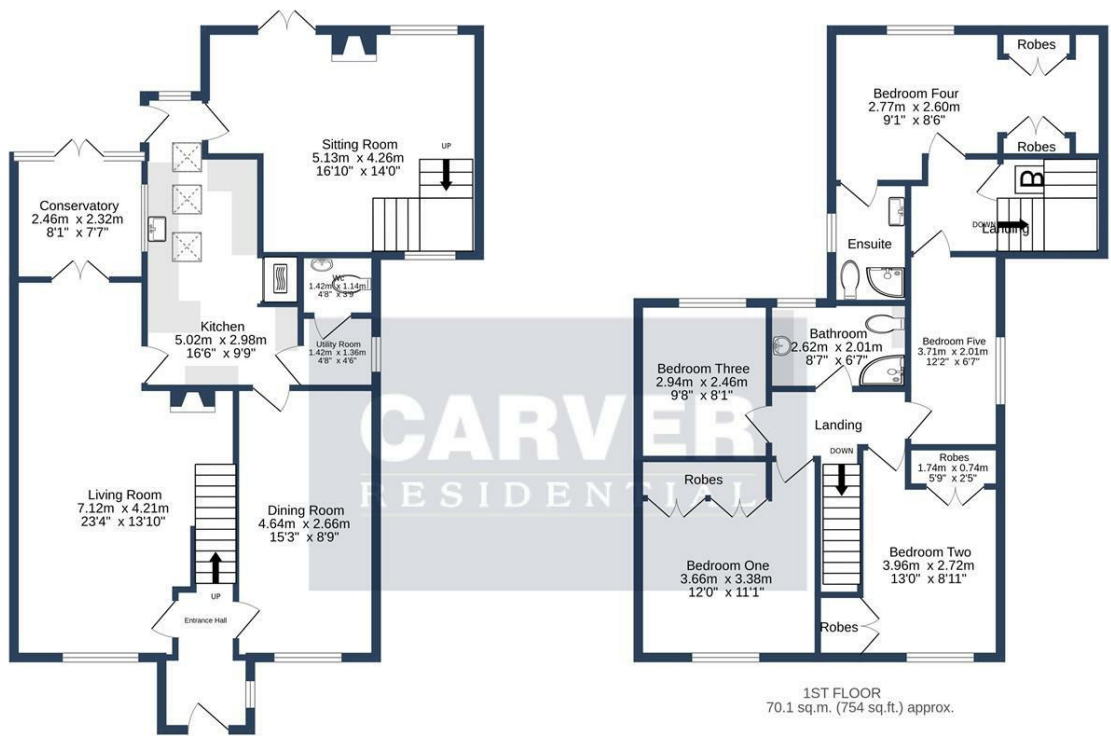
uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

Please note:- The Bathroom/Shower/WC on floor plan is now in-fact a shower room/WC. There is also a porch extension to the front of the property which is not shown on the floor plan.

The property is offered for sale with NO ONWARD CHAIN



GROUND FLOOR
83.1 sq.m. (894 sq.ft.) approx.

1ST FLOOR
70.1 sq.m. (754 sq.ft.) approx.

WASHINGTON CRESCENT, NEWTON AYCLIFFE, DL5 4BL.

TOTAL FLOOR AREA: 153.2 sq.m. (1649 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		61	77
(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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