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Ashtree Close  
Newton Aycliffe, DL5 4FD

**Offers in the region of £185,000**

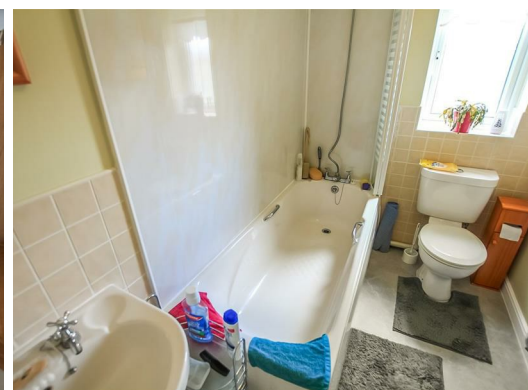
House - Detached  
3 Bedroom/s  
2 Bathroom/s



A DETACHED family home pleasantly situated in the Cobbler's Hall area of Newton Aycliffe. An internal viewing will reveal a living room, fitted kitchen, ground floor WC and sizeable garden room extension. In addition the integral garage has been converted to provide an additional ground floor room suitable for a number of purposes together with a shower room. The principal bedroom to the first floor is equipped with a range of built-in furniture and also features an en-suite shower room/WC. In addition there are two further good size bedrooms and a family bathroom/WC. Externally there is a double width driveway and attractive enclosed gardens to the rear.







### Agents Notes

Tenure:- Freehold

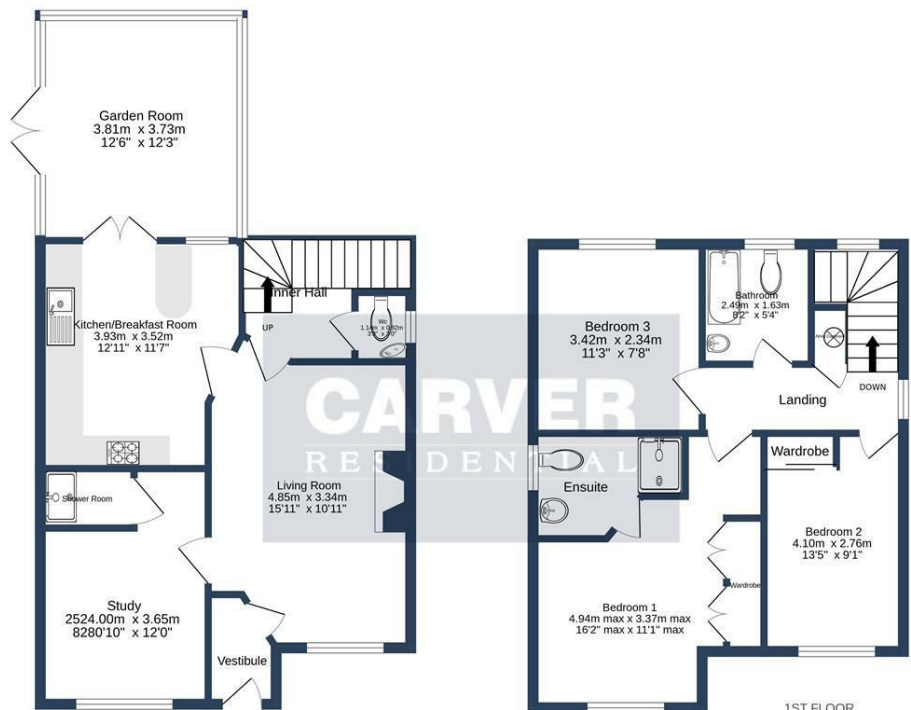
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Solar panels

Council Tax:- Band D

Local Authority:- Durham County Council



GROUND FLOOR  
56.4 sq.m. (607 sq.ft.) approx.

1ST FLOOR  
43.7 sq.m. (470 sq.ft.) approx.

ASHTREE CLOSE, NEWTON AYCLIFFE.

TOTAL FLOOR AREA: 100.0 sq.m. (1077 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
sales@carvergroup.co.uk

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
aycliffe@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
northallerton@carvergroup.co.uk