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Rushyford Court  
Woodham, Newton Aycliffe, DL5 4RF

**Offers in the region of £149,950**

Bungalow - Detached  
2 Bedroom/s  
1 Bathroom/s

A charming DETACHED bungalow located in the peaceful area of Woodham, Newton Aycliffe. The property boasts a RECENTLY INSTALLED kitchen and bathroom, perfect for those seeking contemporary living spaces. As you step inside, you'll be greeted by an entrance vestibule with door opening to an "L" shaped living/dining room, ideal for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family or guests to stay over. The property also features a lovely bathroom/WC, ensuring convenience and comfort for all residents. One of the highlights of this bungalow is the attractive garden, providing a tranquil outdoor space to enjoy some fresh air or host gatherings. The property comes with a driveway offering parking for 2-3 vehicles, making it convenient for those with multiple cars or visitors.

Situated in a cul-de-sac, Rushyford Court offers a quiet and safe environment, perfect for those looking for a peaceful retreat. Ideal for anyone downsizing, this property has the potential to cater to your needs and provide a comfortable living experience. Don't miss out on the opportunity to own this delightful detached bungalow in Woodham. Contact us today to arrange a viewing and envision the lifestyle this property could offer you.





### Agents Notes

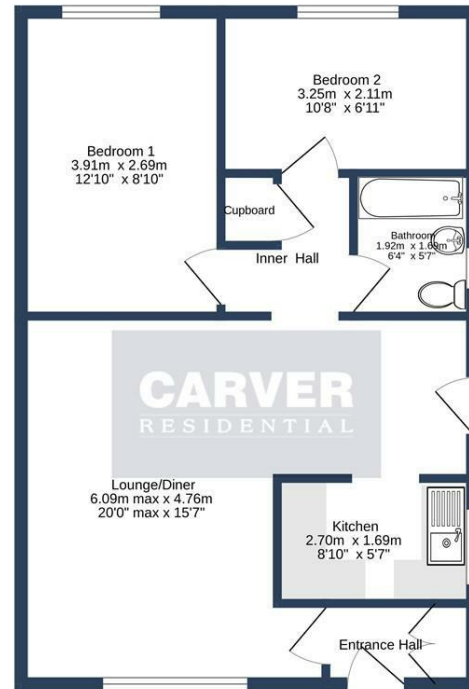
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



GROUND FLOOR  
54.7 sq.m. (589 sq.ft.) approx.

RUSHYFORD COURT, NEWTON AYCLIFFE, DL5B 4RF.  
TOTAL FLOOR AREA: 54.7 sq.m. (589 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 is as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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](mailto:sales@carvergroup.co.uk)

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

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

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

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)