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Bedale Hunt  
Newton Aycliffe, DL5 7LT

**Offers in the region of £222,000**

House - Detached  
4 Bedroom/s  
1 Bathroom/s

Occupying a lovely cul-de-sac location within walking distance of reputable schooling this DETACHED property features a ground floor side extension providing two additional versatile rooms, conservatory, en-suite and an integral single garage. In addition there is a modern fitted kitchen/dining room, utility room with WC and an attractive enclosed garden to the rear.





### Agents Notes

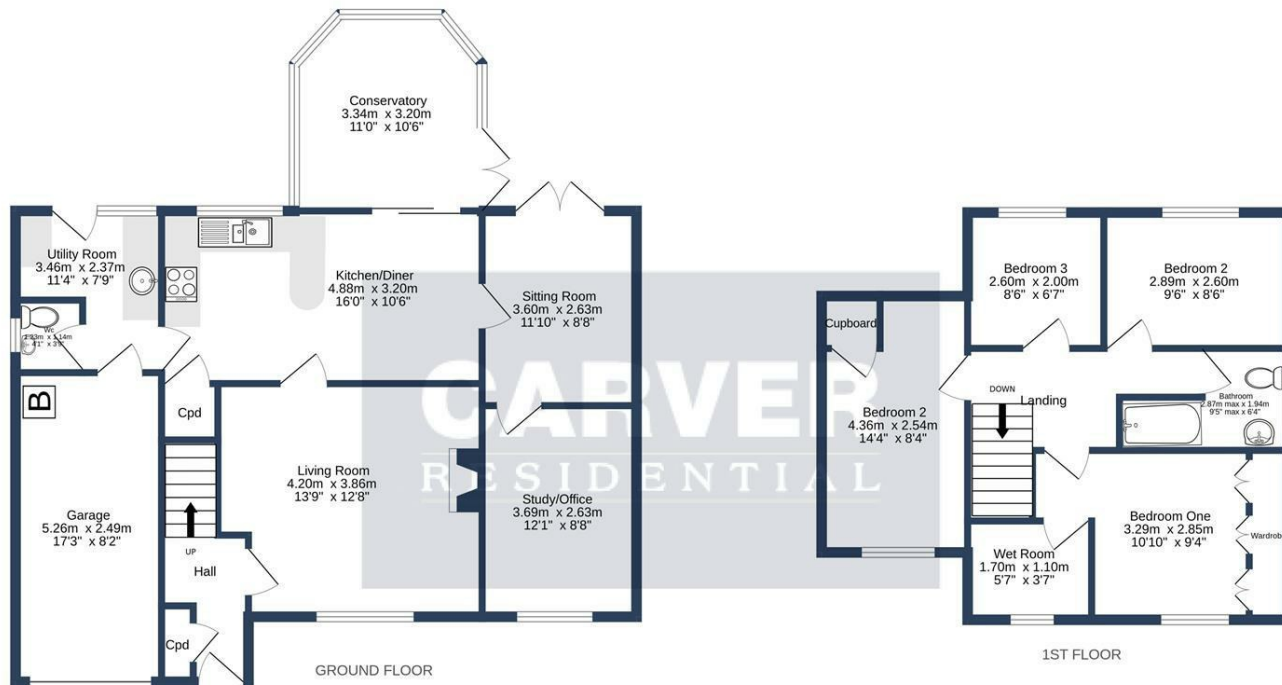
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



BEDALE HUNT, NEWTON AYCLIFFE, DL5 7LT.

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>			
(69-80) <b>C</b>		68	78
(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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MAB 6202



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