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Cestria Way  
Newton Aycliffe, DL5 7QU

**Offers in the region of £169,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



A beautifully presented semi-detached property offering generous proportions throughout and featuring two reception rooms, large kitchen, en-suite shower room/WC and an integral single garage. Pleasantly situated on the popular Woodham Lea development the property would make a lovely family home and is equipped with uPVC double glazing and gas central heating to radiators. An internal viewing will reveal a living room, separate dining room, fitted kitchen/breakfast room, principal bedroom with en-suite shower room/WC, 2 further bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear with two-care driveway leading to the integral garage.







### Agents Notes

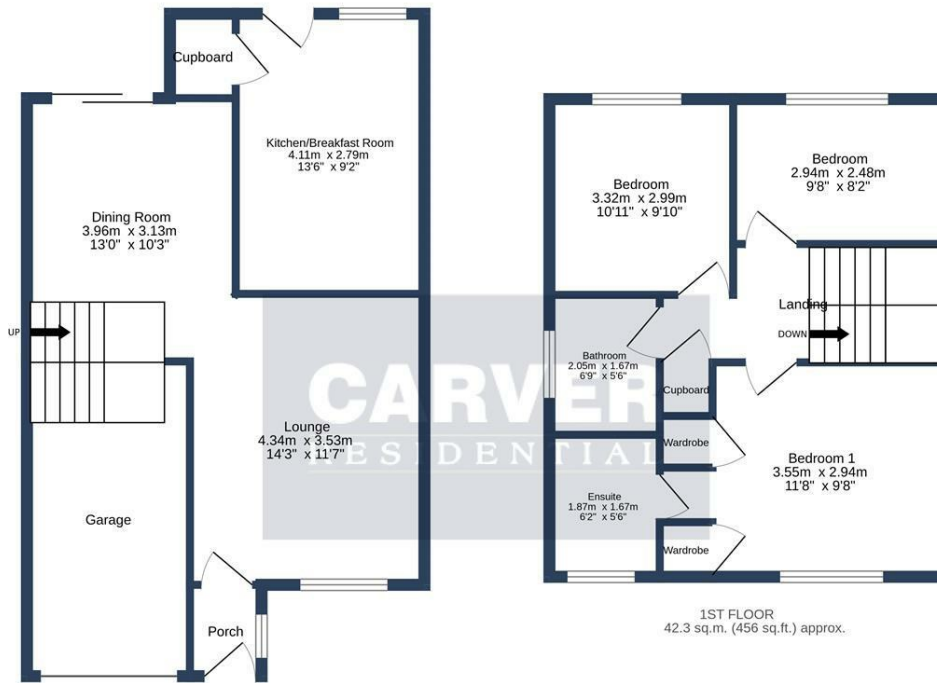
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.

1ST FLOOR  
42.3 sq.m. (456 sq.ft.) approx.

CESTRIA WAY, NEWTON AYCLIFFE, DL5 7QU.

TOTAL FLOOR AREA: 95.0 sq.m. (1023 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		80
(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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