



Derwent Place, Newton Aycliffe, DL5 7HD
Offers over £50,000

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM SEMI-DETACHED property is in need of modernisation and improvement throughout yet occupies a pleasant position on the Horndale estate. Equipped with gas central heating to radiators and uPVC double glazing the property features a GROUND FLOOR WC, kitchen/dining room, roomy living room and enclosed garden.

3 bedroom/s
House - Semi-Detached

Council Tax: Durham County Council Band A
Tenure: Freehold
EPC Rating: D

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Entrance Hallway

WC

Living Room

16'4" x 10'2" (5.00m x 3.10m)

Dining Room

Kitchen/Dining Room

14'9" x 10'1" (4.50m x 3.09m)

First Floor Landing

Bedroom One

13'4" x 9'7" (4.08m x 2.94m)

Bedroom Two

13'6" x 8'11" (4.14m x 2.74m)

Bedroom Three

10'5" x 9'1" max (3.19m x 2.78m max)

Bathroom/WC

Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(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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