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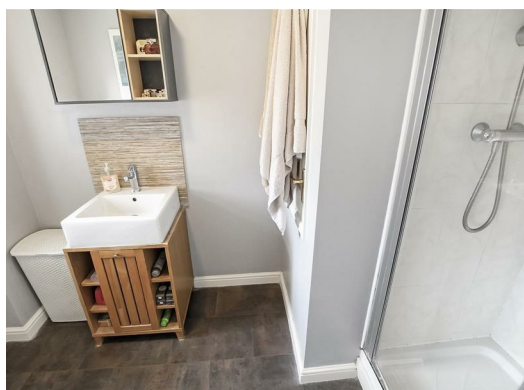
Magnolia Close  
School Aycliffe, DL5 6GQ

**Offers in the region of £285,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Occupying a lovely cul-de-sac location this DETACHED family home features a RECENTLY INSTALLED kitchen/breakfast room, living room opening to conservatory, separate dining room, built-in wardrobes to the principal bedroom and en-suite shower room/WC. The property is warmed by gas central heating to radiators with uPVC double glazing. Externally there are delightful private enclosed gardens to the rear with double width driveway and integral single garage.





### Agents Notes

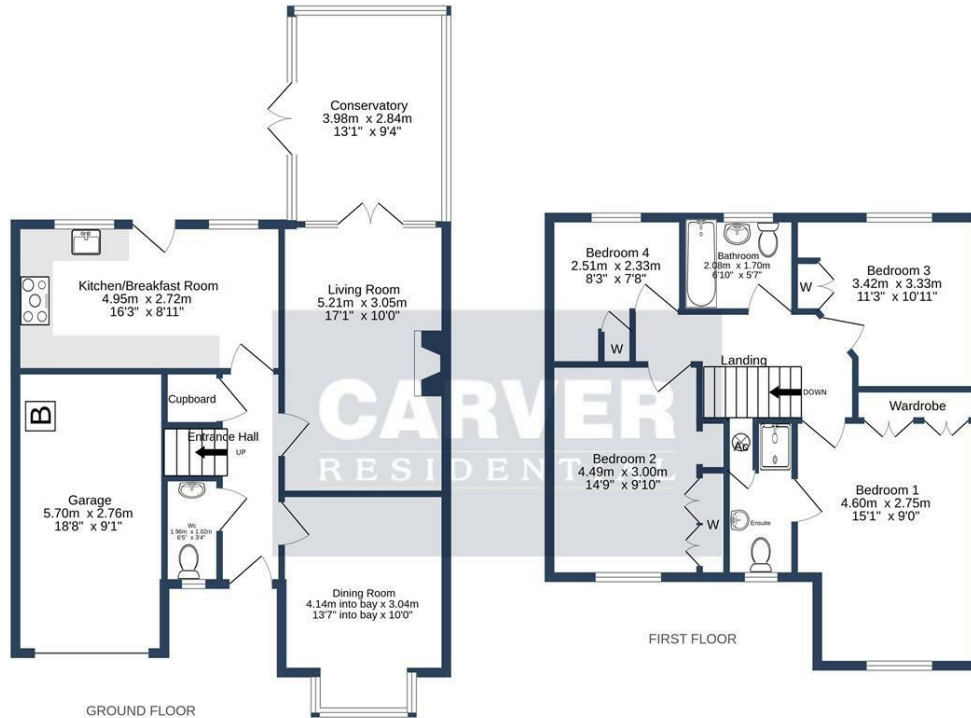
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Darlington Borough Council



MAGNOLIA CLOSE, SCHOOL AYCLIFFE, DL5 6GQ.

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 |                         | 70        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| 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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