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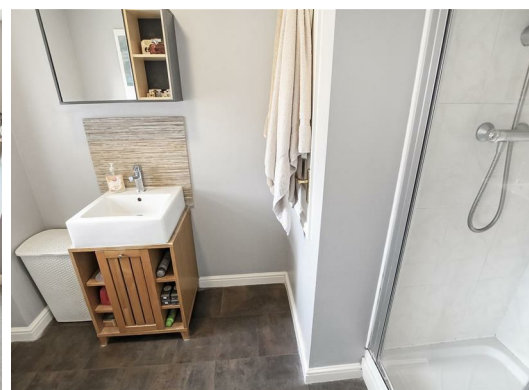
Magnolia Close
School Aycliffe, DL5 6GQ

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 all four bedrooms and the principal bedroom has the addition of 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 south facing garden to the rear with double width driveway at the front and integral single garage.





Agents Notes

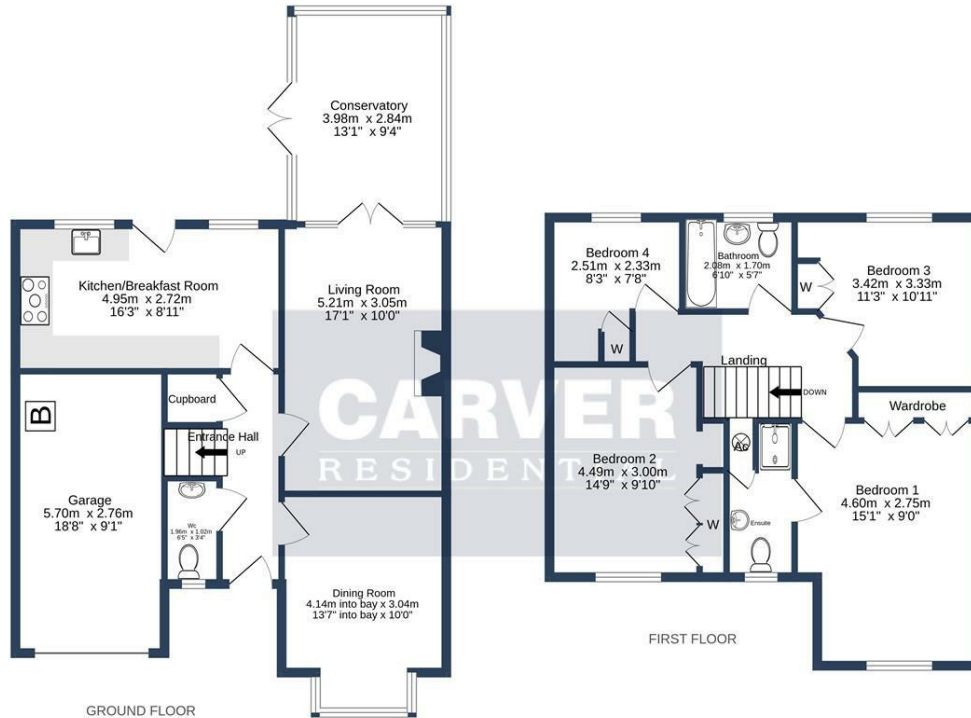
Tenure:- Freehold

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	82

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MAB 6202



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