



Wolsey Close, Newton Aycliffe, DL5 4AU
Offers in the region of £96,500

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property is ideally located within walking distance of reputable local schooling. An internal viewing will reveal a welcoming entrance hallway, lounge with double doors opening to a separate dining room, kitchen and store room, (this could be converted into a utility room and/or a ground floor WC subject to the usual consents). The first floor includes three bedrooms and a bathroom with separate WC. Externally there is an enclosed low maintenance garden to the rear which is not directly overlooked.

3 bedroom/s
House - Terraced

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

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators / boiler replaced September 2022), electricity & drainage uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN

Entrance Hallway

Living Room

16'6" x 9'11" (5.03m x 3.03m)

Dining Room

10'6" x 8'8" (3.22m x 2.65m)

Kitchen

10'5" x 8'2" (3.20m x 2.50m)

Store Room

6'5" x 4'11" (1.96m x 1.50m)

First Floor Landing

Bedroom One

13'2" x 9'10" (4.03m x 3.02m)

Bedroom Two

10'7" x 10'0" (3.23m x 3.06m)

Bedroom Three

9'11" x 7'8" (3.04m x 2.34m)

Bathroom

Seperate WC



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 84 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (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 | |

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MAB 6202



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