



**Bakewell Place, Newton Aycliffe, DL5 7NQ**  
**Offers in the region of £65,000**

Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED property features 3 BEDROOMS, a GROUND FLOOR WC, "L" shaped open plan living/dining room and an enclosed garden. Equipped with gas central heating to radiators and uPVC double glazing the property lies within a convenient location within walking distance of local amenities and bus routes. The property would suit the needs of a first time buyer, small family or investor.

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), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Entrance Hallway

## WC

## Living/Dining Room

17'8" x 15'8" max (5.39m x 4.79m max)

## Kitchen

10'7" x 8'5" (3.23m x 2.57m)

## First Floor Landing

## Bedroom One

14'8" x 11'8" max (4.48m x 3.58m max)

## Bedroom Two

11'7" x 11'6" (3.54m x 3.53m)

## Bedroom Three

7'10" x 6'7" (2.40m x 2.01m)

## Bathroom/WC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>		68	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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