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Defoe Crescent  
Newton Aycliffe, DL5 4JP

**Offers in the region of £110,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM semi-detached property is located in a popular location within walking distance of reputable local schooling. The property offers well-proportioned family sized living accommodation throughout with large living room overlooking the rear garden, separate dining room opening to the kitchen and a useful utility room. The first floor features three good-size bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear overlooking adjoining fields together with an attached garage.





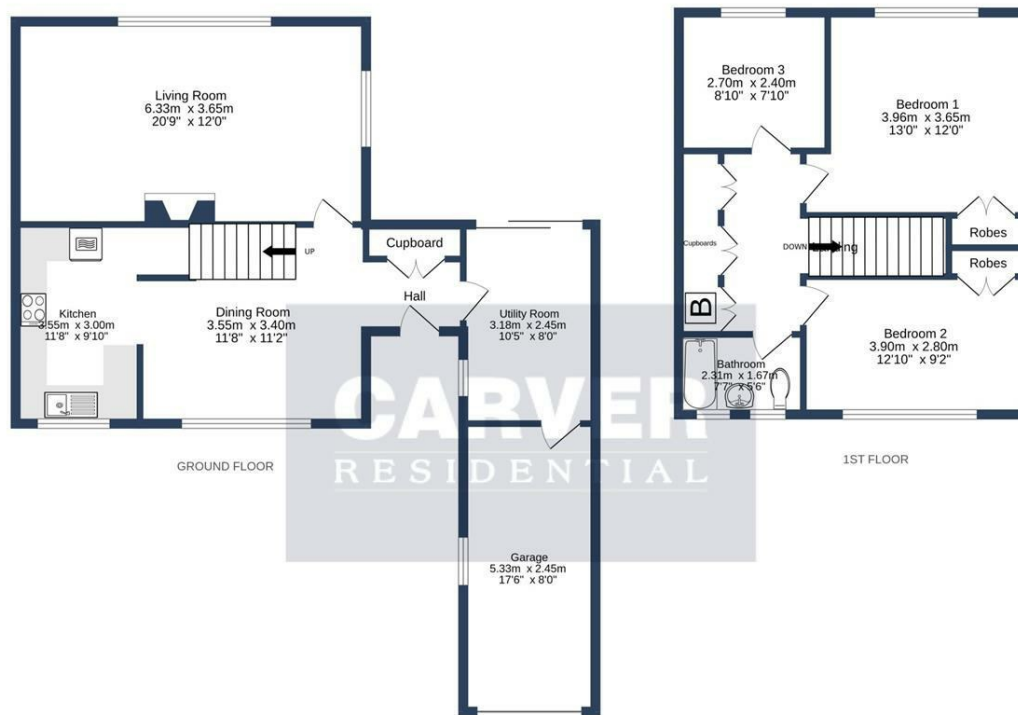
### Agents Notes

Tenure:- Freehold

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

Council Tax:- Band B

Local Authority:- Durham County Council



DEFOE CRESCENT, NEWTON AYCLIFFE, DL5 4JP

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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