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Chestnut Way  
Elder Gardens, Newton Aycliffe, DL5 7AW

**Offers in the region of £135,000**

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



**\*\*SOLD WITH FURNISHINGS THROUGHOUT\*\*** Offered for sale with **NO ONWARD CHAIN** this **SEMI-DETACHED** property was previously the show home for Keepmoat Homes on their popular Elder Gardens development. An internal viewing will reveal a beautiful home pleasantly situated on the edge of the development and featuring an enhanced specification throughout. Briefly comprising entrance vestibule, ground floor WC, kitchen/dining room with a host of integrated appliances, living room with French doors, two double bedrooms, (each with built-in wardrobes), and a bathroom/WC. Externally there is a driveway to the front of the property with enclosed garden to the rear.







## Agents Notes

Tenure:- Freehold

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

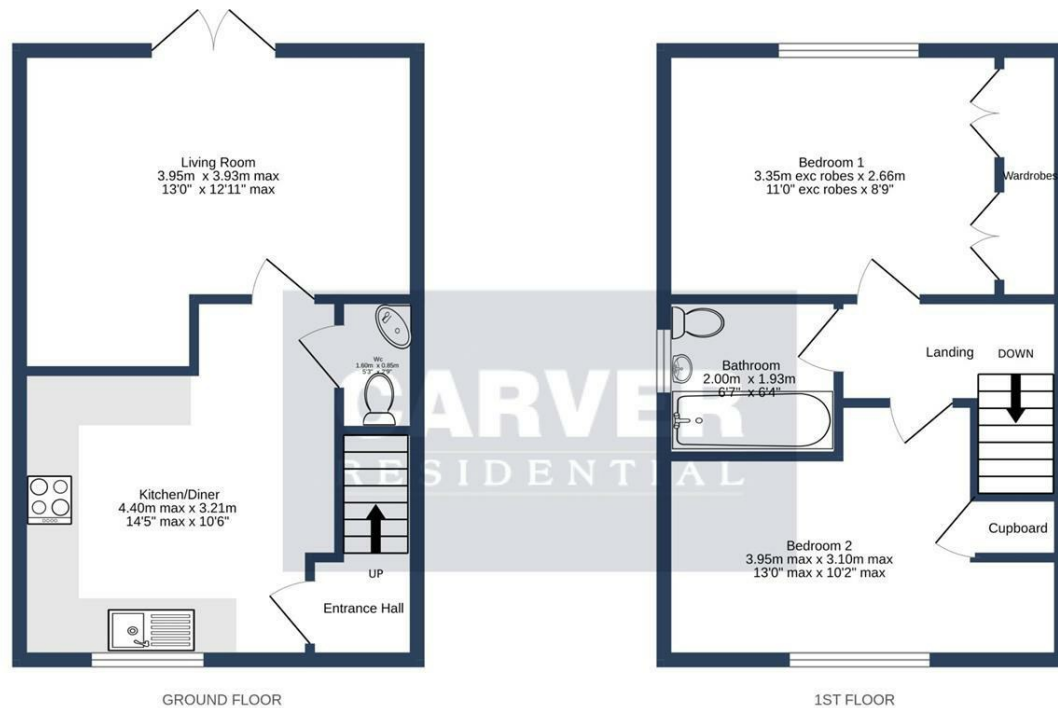
uPVC double glazing throughout

Security alarm system

Council Tax:- Band C

Local Authority:- Durham County Council

Agents Notes:- we understand that there is an annual service charge payable @ approximately £133, per annum.



CHESTNUT WAY, NEWTON AYCLIFFE, DL5 7AW.

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			97
(92 plus) A			
(81-91) B		83	
(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	

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MAB 6202



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