

Wynyard Court, Newton Aycliffe, DL5 7LD | Offers in the region of £169,950



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Occupying a CORNER PLOT and offered for sale with NO ONWARD CHAIN this DETACHED family home is pleasantly located in the Byerley Park area of Newton Aycliffe within walking distance of reputable local schooling. The property has been EXTENDED to the ground floor and features a lovely open plan living/dining room opening to a garden room, GROUND FLOOR WC and useful utility room. There are three bedrooms to the first floor with shower room/WC. The property is sited on a generous corner plot and is equipped with gas central heating to radiators and uPVC double glazing throughout.







### **Agents Notes**

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

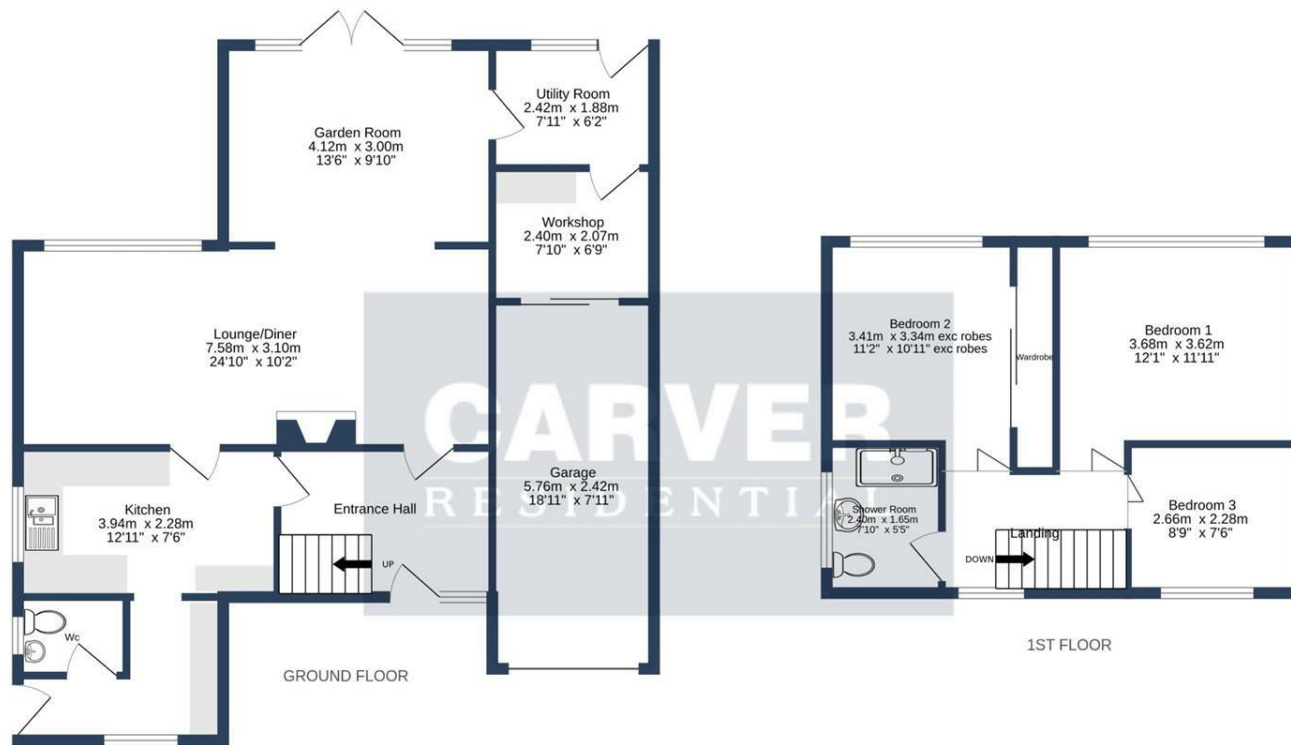
Local Authority:- Durham County Council





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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