

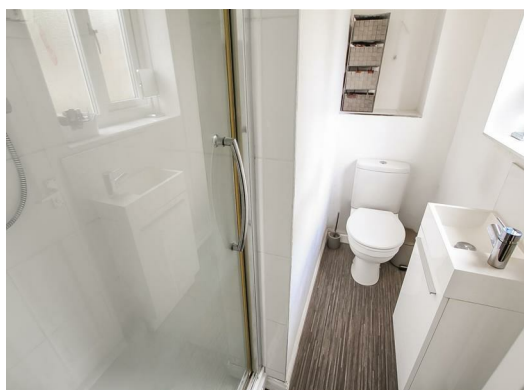


Occupying a lovely cul-de-sac location this 3 bedroom semi-detached property features a ground floor WC, en-suite shower room/WC and attached garage.

Upon entering the entrance vestibule you are welcomed into a spacious living room that offers a comfortable setting for both entertaining guests and enjoying quiet evenings at home. The fitted kitchen/dining room is a highlight of the property, featuring patio doors that lead to the enclosed rear garden, perfect for outdoor dining and family gatherings. This home is designed with practicality in mind, featuring a ground floor WC for added convenience. The property also includes a driveway, along with an attached garage, providing secure storage and additional parking options.

The enclosed rear garden offers a private outdoor space, ideal for children to play or for gardening enthusiasts to cultivate their green thumb. With uPVC double glazing and gas central heating radiators, the home ensures warmth and comfort throughout the year.





Agents Notes

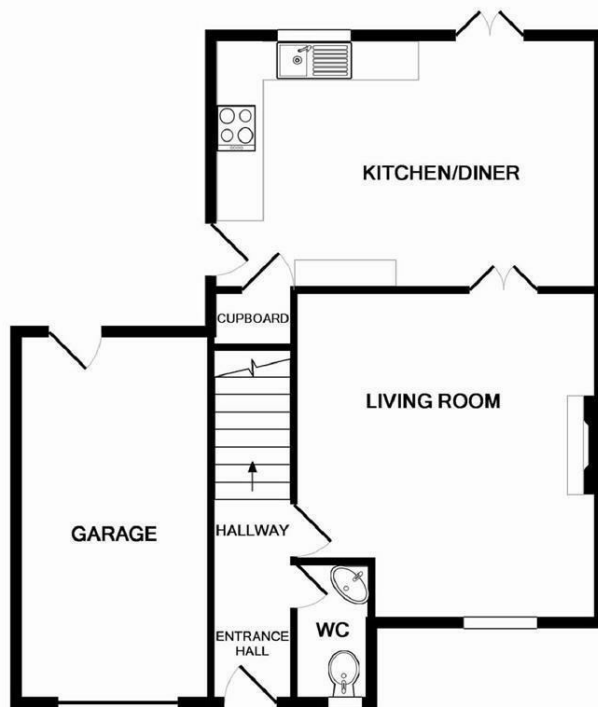
Tenure:- Freehold

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

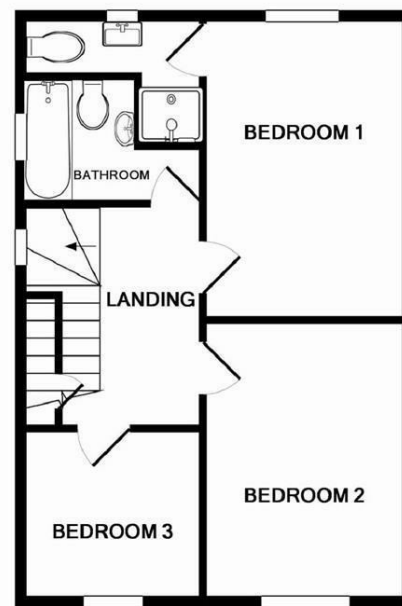
uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



GROUND FLOOR



1ST FLOOR

42 HEATHERBURN COURT, NEWTON AYCLIFFE. DL5 4UZ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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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