





A beautifully presented 3 BEDROOM DETACHED property with large fitted kitchen/dining room, conservatory and DETACHED GARAGE.

An internal viewing will reveal an entrance vestibule with open-plan living room seamlessly connecting to a fitted kitchen and dining area, creating a warm and welcoming space for family gatherings.

This home boasts three bedrooms, each equipped with built-in storage, ensuring ample space for your belongings. The family bathroom/WC is fitted with a contemporary white suite, providing a stylish and functional area for your daily routines.

One of the standout features of this property is the low-maintenance enclosed private rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the extensive driveway offers parking for a number of vehicles, complemented by a detached garage for further convenience.







### Agents Notes

Tenure:- Freehold

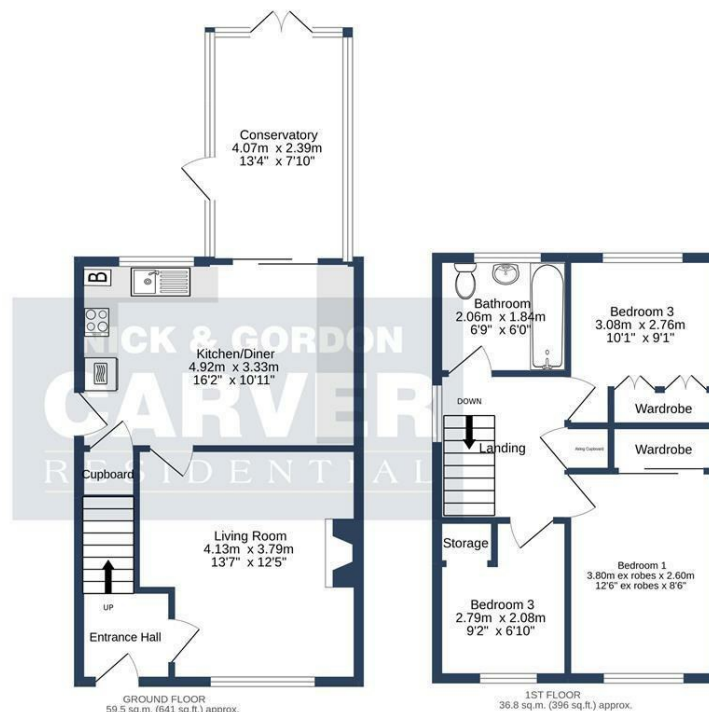
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council





PEMBERTON ROAD, NEWTON AYCLIFFE, DL5 4RY.

TOTAL FLOOR AREA : 96.3 sq.m. (1037 sq.ft.) approx.

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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(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		
		<b>63</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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