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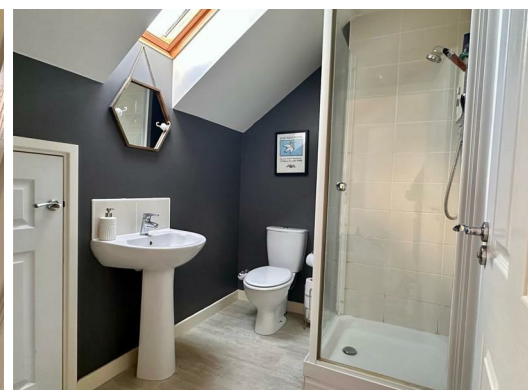
Bluestone Close  
Newton Aycliffe, DL5 4FG

**Offers in the region of £170,000**

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

A beautifully presented THREE-STOREY semi-detached property pleasantly situated in the Cobblers Hall area of Newton Aycliffe. An internal viewing will reveal a larger than average comprehensively fitted kitchen/dining room, living room with French doors, two first-floor bedrooms, family bathroom/WC and a study/dressing area. The second floor features an impressive principal bedroom with EN-SUITE SHOWER ROOM/WC. Externally there is an enclosed garden to the rear with DETACHED SINGLE GARAGE.





### Agents Notes

Tenure:- Freehold

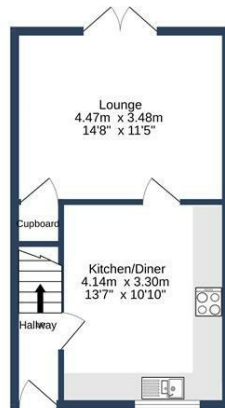
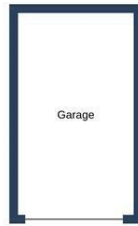
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

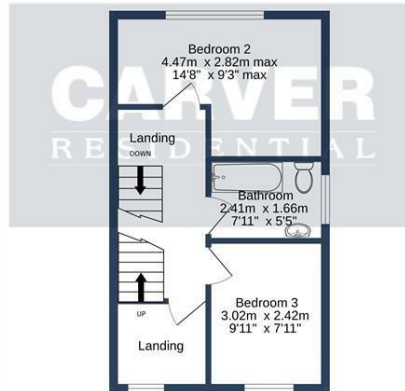
Council Tax:- Band C

Local Authority:- Durham County Council

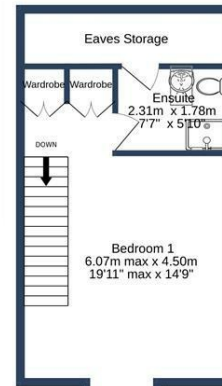
The property is offered for sale with NO ONWARD CHAIN



GROUND FLOOR  
34.9 sq.m. (379 sq.ft.) approx.



1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



2ND FLOOR  
33.2 sq.m. (357 sq.ft.) approx.

BLUESTONE CLOSE, NEWTON AYCLIFFE, DL5 4FG.

TOTAL FLOOR AREA : 102.6 sq.m. (1104 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>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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