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Faulkner Road  
Newton Aycliffe, DL5 4NW

**Offers in the region of £127,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s

Deceptively from its external appearance, this 3 BEDROOM mid-terrace property features EXTENSIVE ENCLOSED REAR GARDENS together with a fitted kitchen, ground floor WET ROOM/WC and first floor family bathroom/WC. An internal viewing will reveal a lovely lounge enjoying dual aspect views over the rear garden and three bedrooms to the first floor. Equipped with gas central heating to radiators and uPVC double glazing the property is ideally located within waling distance of Newton Aycliffe Town Centre, local schooling and bus routes.





### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A, (Durham County Council

Entrance Hallway

Lounge - 6.13m x 3.07m

Kitchen/Dining Room - 4.79m x 3.52m

Wet Room/WC

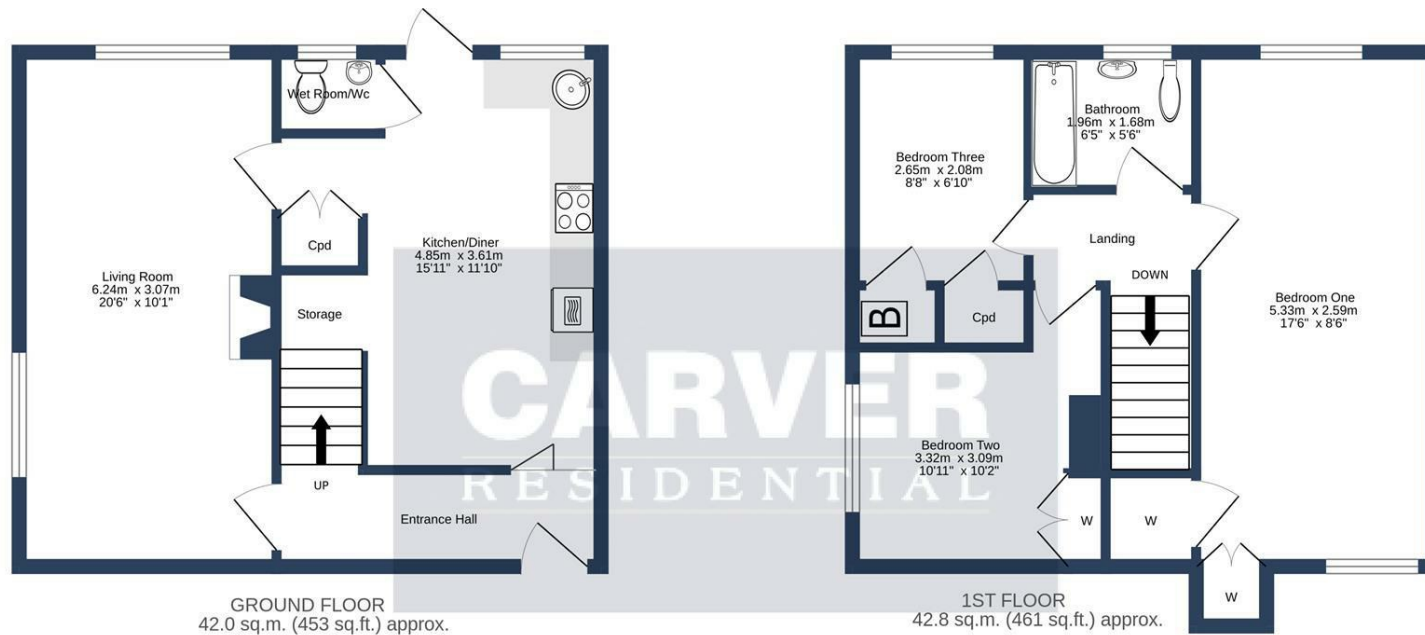
First Floor Landing

Bedroom One - 5.54m x 2.58m

Bedroom Two - 3.32m x 2.73m

Bedroom Three - 2.65m x 2.08m

Family Bathroom/WC - 1.96m x 1.66m



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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

FAULKNER ROAD, NEWTON AYCLIFFE. DL5 4NW.

TOTAL FLOOR AREA : 84.8 sq.m. (913 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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