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Spindleberry Way  
School Aycliffe, DL5 6GS

**Offers in the region of £300,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

This DETACHED family home, originally constructed by Miller Homes, is situated in a most convenient location close to nearby Heighington, Darlington, Newton Aycliffe and the A1M. An internal viewing will reveal a lovely open plan fitted kitchen/dining room with bi-fold doors, utility room and a ground floor WC. The principal bedroom to the first floor has an en-suite shower room/WC whilst the second bedroom also features an en-suite shower room/WC. There are larger than average enclosed gardens to the rear with double width driveway and an integral single garage.





### Agents Notes

Tenure:- Freehold

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

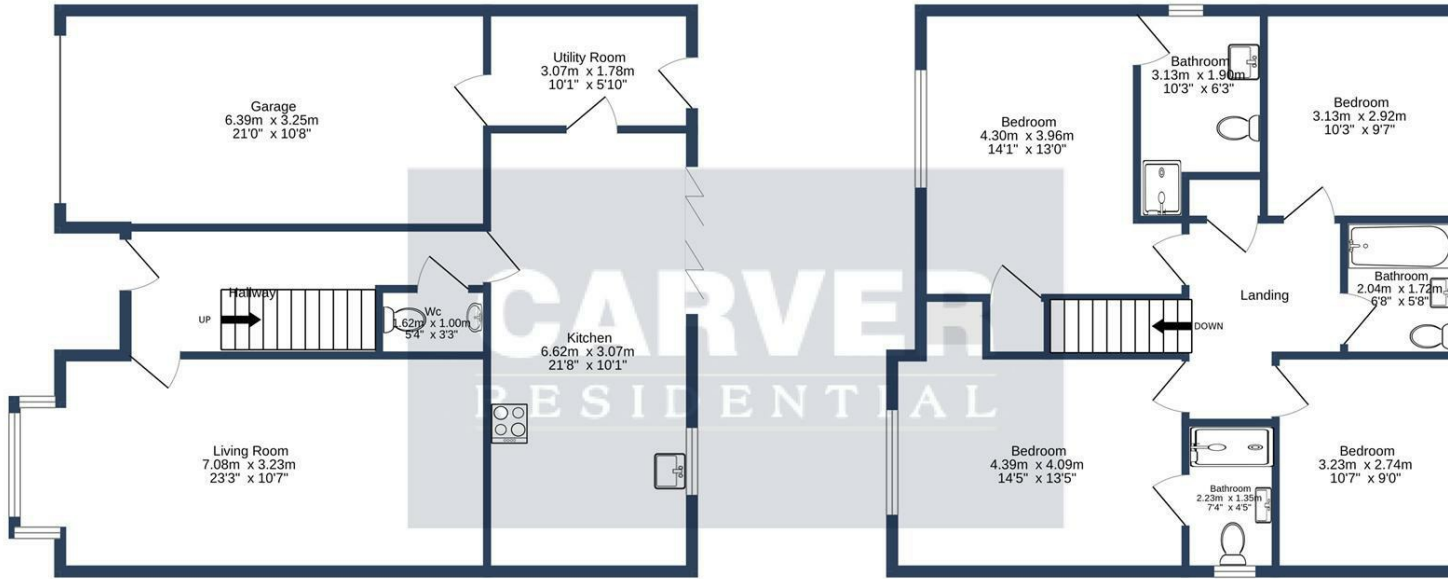
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(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			
England & Wales		EU Directive	
		2002/91/EC	

SPINDELBERRY WAY, SCHOOL AYCLIFFE. DL5 6GS.

TOTAL FLOOR AREA: 139.8 sq.m. (1505 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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MAB 6202



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