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The Green  
Aycliffe Village, DL5 6LU

**Offers in the region of £260,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s



This DETACHED bungalow occupies a quiet picturesque position overlooking Aycliffe Village Green. The property itself requires modernisation throughout although an internal viewing will reveal an entrance hallway at the front leading to a living room and principal bedroom overlooking The Green, and at the rear two further bedrooms, a bathroom and a large kitchen/dining room. There is also access to a useful loft space. The property benefits from gas central heating to radiators. The back door from the kitchen/dining room leads out on to a raised patio area overlooking the long private gardens that extend down to the river. The garden contains a green house and a summer house as well as an external storage area. The well-stocked gardens are a sun trap in the Summer. There is also an attached garage. The property is offered for sale with NO ONWARD CHAIN and we would recommend an internal viewing at the earliest opportunity.







### **Agents Notes**

Tenure:- Freehold

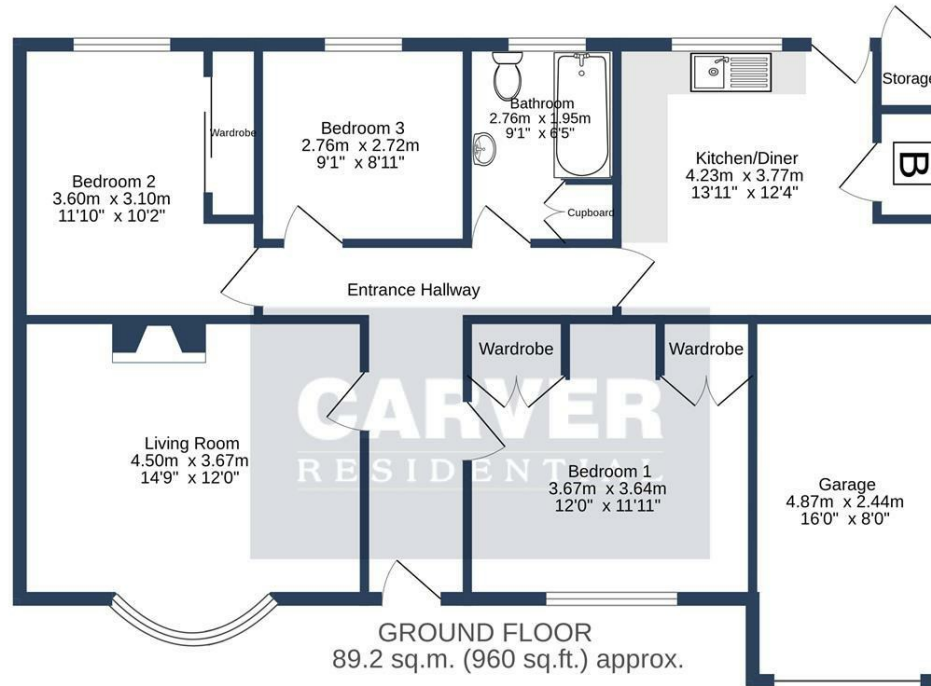
Mains gas, (central heating to radiators), electricity & drainage

Council Tax:- Band C

Local Authority:- Durham County Council

The property is offered for sale with no onward chain





THE GREEN, AYCLIFFE VILLAGE, DL5 6LU.

TOTAL FLOOR AREA : 89.2 sq.m. (960 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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