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Lascelles Avenue  
Newton Aycliffe, DL5 7HS

**Offers in the region of £181,000**

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



An EXTENDED semi-detached property featuring a GROUND FLOOR SHOWER ROOM/WC, MODERN FITTED KITCHEN, two reception rooms and 4 good size bedrooms. The property is situated on the highly regarded Byerley Park estate to the outskirts of Newton Aycliffe and would make an ideal family home.







### Agents Notes

Tenure:- Freehold

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

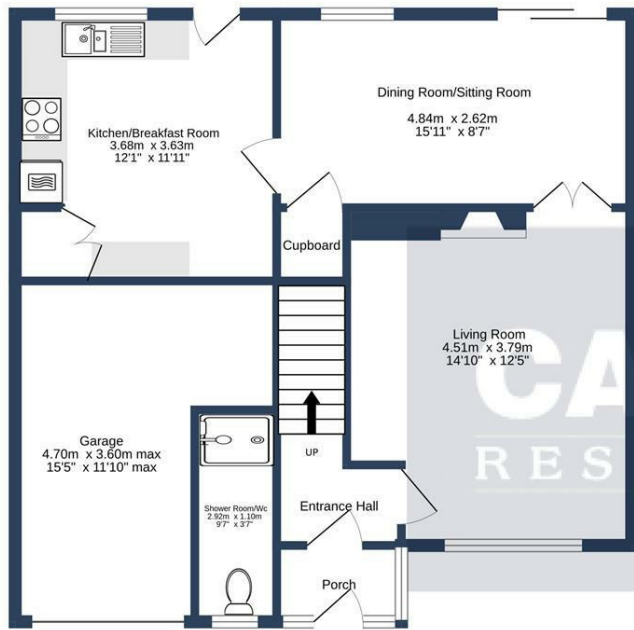
uPVC double glazing throughout

Council Tax:- Band C

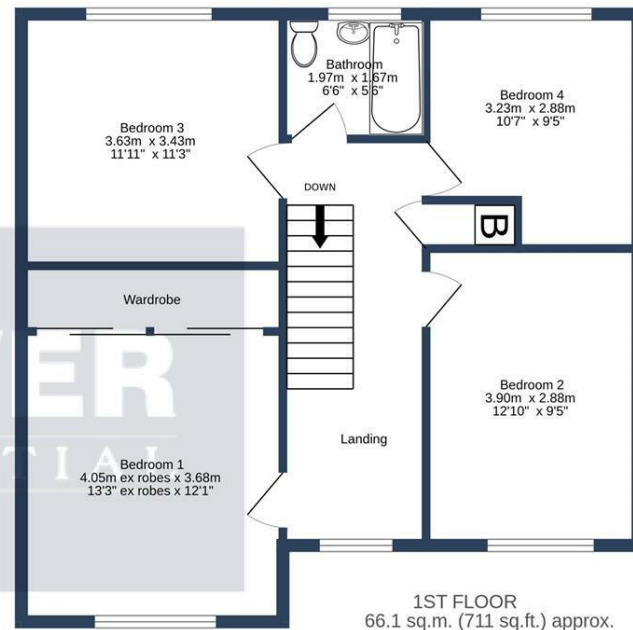
Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN





GROUND FLOOR  
66.9 sq.m. (720 sq.ft.) approx.



1ST FLOOR  
66.1 sq.m. (711 sq.ft.) approx.

LASCELLES AVENUE, NEWTON AYCLIFFE, DL5 7HS.

TOTAL FLOOR AREA: 133.0 sq.m. (1431 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
		63	78

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MAB 6202



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