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Hamilton Close  
Newton Aycliffe, DL5 4DB

**Offers in the region of £149,950**

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



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM end-link property is ideally located within a popular central location close to Tesco, Newton Aycliffe Town Centre and local schooling. An internal viewing will reveal a GROUND FLOOR WC, living room, fitted kitchen/dining room with French doors opening to the rear garden, 3 bedrooms, (two with built-in wardrobes), and a family bathroom/WC. Externally there is an ALLOCATED CAR PARKING SPACE and enclosed garden to the rear.







### **Agents Notes**

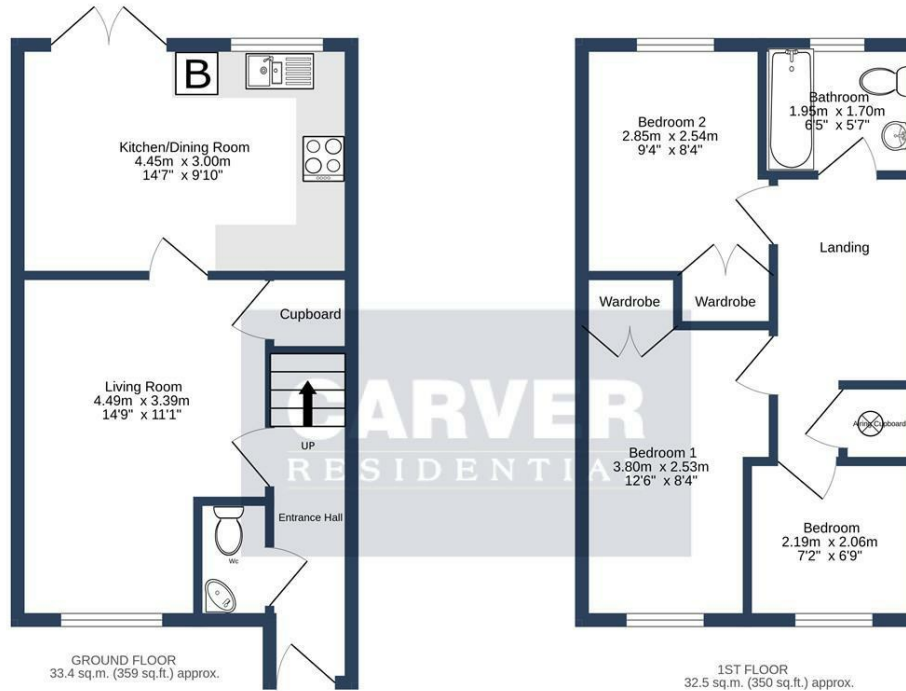
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



HAMILTON CLOSE, NEWTON AYCLIFFE, DL5 4DB.

TOTAL FLOOR AREA : 65.9 sq.m. (709 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>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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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