

Magnolia Close,, School Aycliffe DL5 6GQ | Offers in the region of £285,000



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A DETACHED property enjoying a cul-de-sac location on the popular "Chestnuts" development. An internal viewing will reveal generous ground floor space including an inviting entrance hallway with WC, dining room with walk-in bay, living room and garden room extension. The kitchen/breakfast room has been refurbished and features a quality range of floor and wall mounted units with a range of integrated appliances. The first floor principal bedroom includes built-in wardrobes with en-suite shower room/WC whilst the three further bedrooms all benefit from built-in wardrobes. Externally there is an attractive enclosed garden to the rear enjoying a good degree of privacy with double width driveway and integral single garage.







Agents Notes
Tenure:- Freehold

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

uPVC double glazing throughout

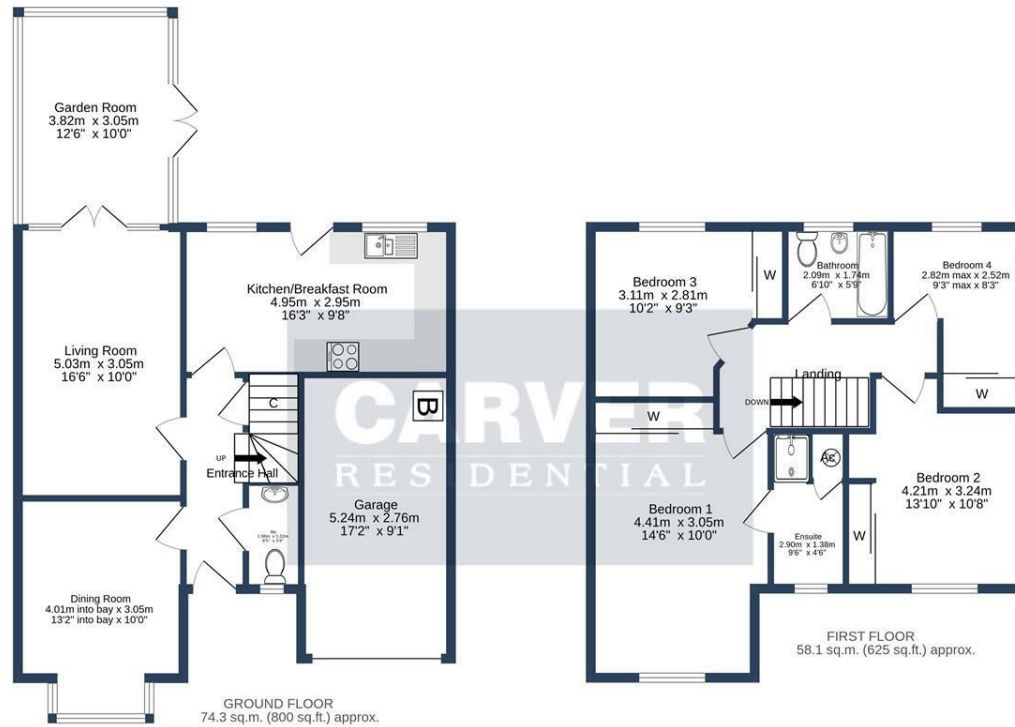
Council Tax:- Band D
Local Authority:- Darlington Borough Council





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MAGNOLIA CLOSE, SCHOOL AYCLIFFE, DL5 6GQ.

TOTAL FLOOR AREA : 132.4 sq.m. (1425 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			86
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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