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Pinewood Close  
Newton Aycliffe, DL5 4FE

**Offers in the region of £160,000**

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

This 3 BEDROOM semi-detached property features a GROUND FLOOR WC, fitted kitchen/dining room, CONSERVATORY and attached SINGLE GARAGE. Pleasantly situated in the Cobblers Hall area of Newton Aycliffe the property is offered for sale with NO ONWARD CHAIN.





### Agents Notes

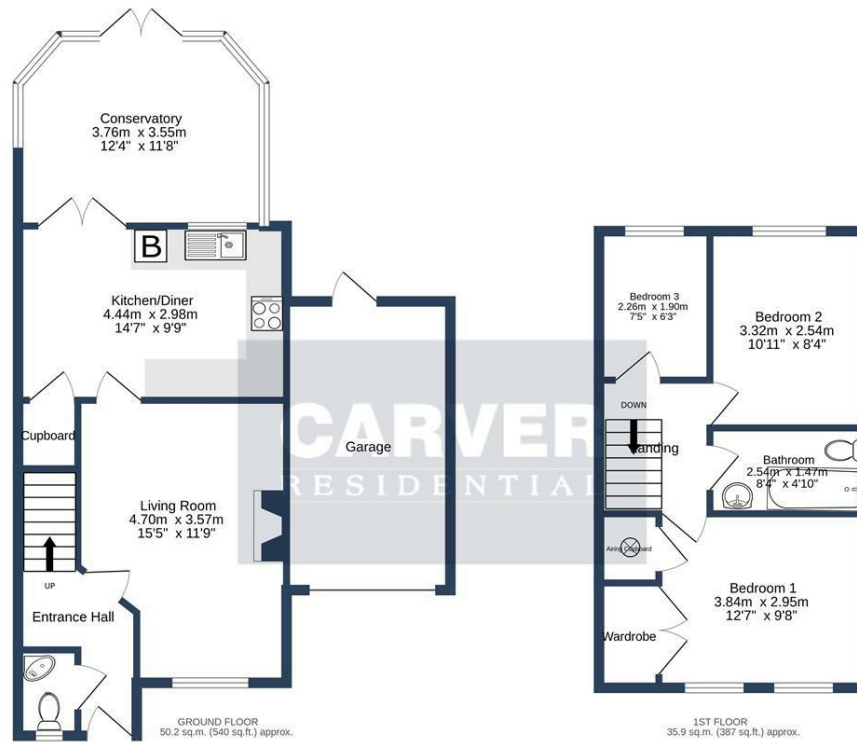
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



PINEWOOD CLOSE, NEWTON AYCLIFFE, DL5 4FE.

TOTAL FLOOR AREA : 86.1 sq.m. (927 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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>                          |  |                         | 87        |
| (81-91) <b>B</b>                            |  | 70                      |           |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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MAB 6202



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