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Wellhouse Road  
Newton Aycliffe, DL5 4FF

**Offers in the region of £125,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



Pleasantly situated on this popular development this 2 BEDROOM mid-link property features a GROUND FLOOR WC, FITTED KITCHEN and a living room with French doors opening to the rear garden. The first floor features two good size bedrooms and a bathroom/WC with matching white suite. Externally there are gardens to both the front and rear of the property with PARKING for two vehicles. Equipped with gas central heating to radiators, uPVC double glazed windows and benefiting from the remaining balance of a builders NHBC warranty, the property would suit the needs of a wide range of buyers and we would encourage an internal viewing at the earliest opportunity.







### Agents Notes

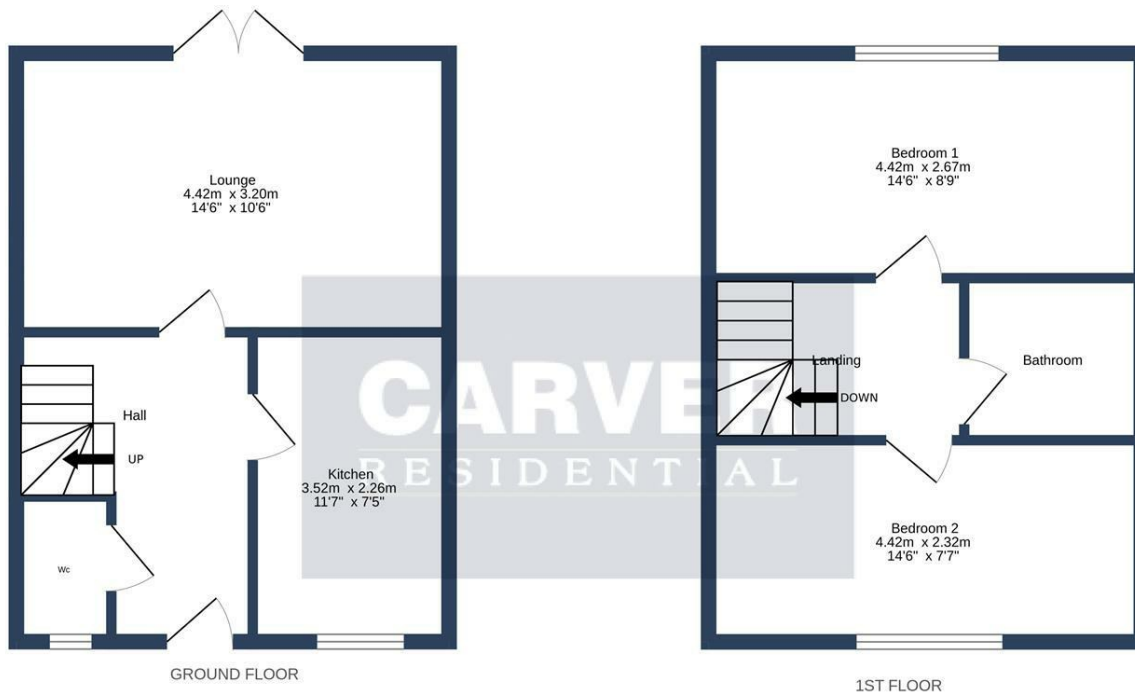
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B		83
(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	

WELLHOUSE ROAD, NEWTON AYCLIFFE, DL5 4FF.

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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MAB 6202



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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
sales@carvergroup.co.uk

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
aycliffe@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
northallerton@carvergroup.co.uk

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)