



**Cumby Road, Newton Aycliffe, DL5 5JU**  
**Offers in the region of £95,000**

Offered for sale with NO ONWARD CHAIN this 2 bedroom mid terrace property features two reception rooms and a SIZEABLE ENCLOSED REAR GARDEN. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal starter home or investment.

2 bedroom/s  
House - Terraced

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: C

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Entrance Vestibule

## Dining Room

10'2" x 10'0" (3.11m x 3.06m)

## Kitchen

14'5" x 4'3" + 11'9" x 4'3" (4.40m x 1.32m + 3.60m x 1.30m)

## Lounge

14'10" x 9'11" (4.54m x 3.03m)

## First Floor Landing

## Bedroom One

14'10" x 9'11" (4.53m x 3.03m)

## Bedroom Two

11'11" x 9'11" (3.65m x 3.03m)

## Bathroom/WC



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(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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MAB 6202



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