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Alverton Drive

Newton Aycliffe, DL5 7PP

**Offers in the region of £225,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



This DETACHED family home features two reception rooms, uPVC double glazed conservatory, fitted kitchen with utility room and a ground floor WC. The first floor includes a principal bedroom with en-suite shower room/WC, 3 further bedrooms and a family bathroom/WC with modern white suite. Externally there is a double width driveway with integral single garage and attractive enclosed private gardens to the rear.







### Agents Notes

Tenure:- Freehold

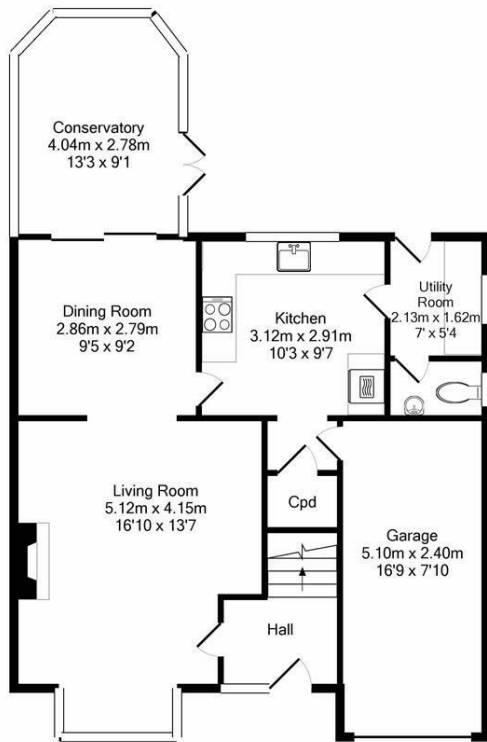
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

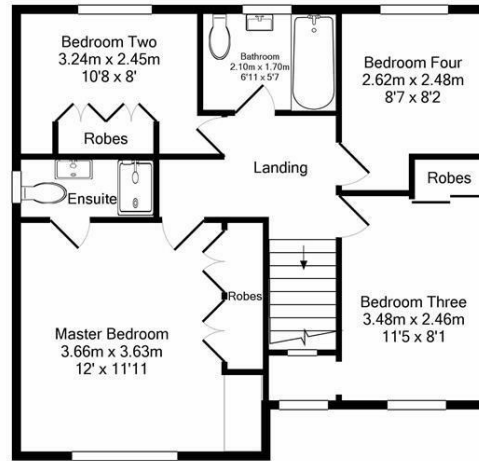
Council Tax:- Band D

Local Authority:- Durham County Council





GROUND FLOOR  
APPROX. FLOOR  
AREA 70.9 SQ.M.  
(763 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 53.9 SQ.M.  
(580 SQ.FT.)

ALVERTON DRIVE, NEWTON AYCLIFFE, DL5 7PP.  
TOTAL APPROX. FLOOR AREA 124.8 SQ.M. (1343 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(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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