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Annand Way  
Newton Aycliffe, DL5 4ZD

**Offers in the region of £185,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

Offered for sale with NO ONWARD CHAIN this DETACHED family home features a GROUND FLOOR WC, FITTED KITCHEN, full-width living/dining room and UPVC DOUBLE GLAZED CONSERVATORY. To the first floor the principal bedroom features built-in wardrobes and an EN-SUITE SHOWER ROOM/WC whilst there are two further bedrooms and a family bathroom/WC. Externally there is a driveway and an INTEGRAL SINGLE GARAGE.





### Agents Notes

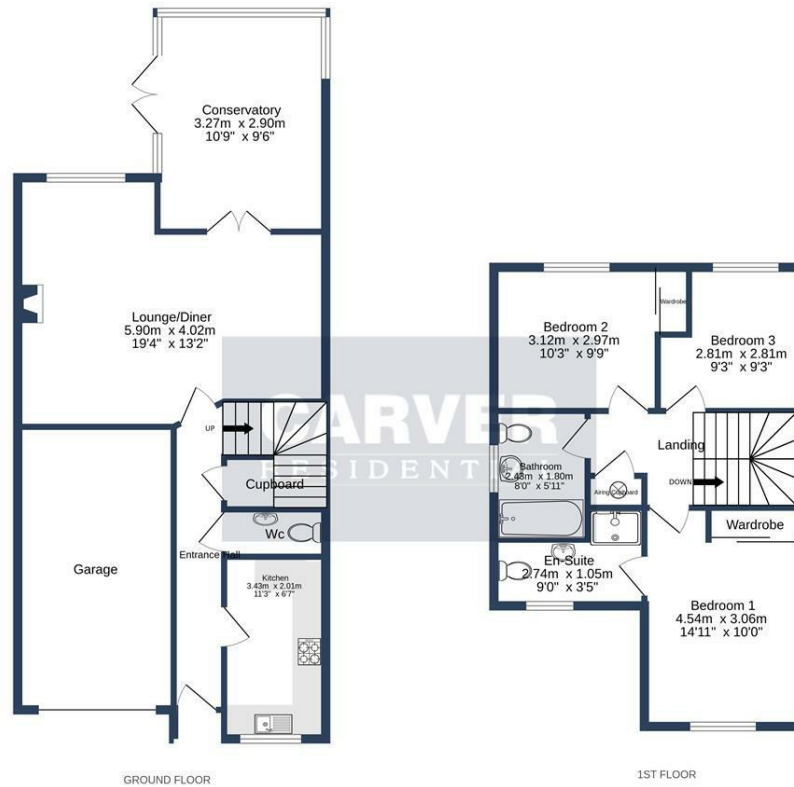
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



ANNAND WAY, NEWTON AYCLIFFE, DL5 4ZD.

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) <b>A</b>			87
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-64) <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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