



## Washington Crescent, Newton Aycliffe, DL5 4AG

### Offers in the region of £70,000

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property is in need of modernisation throughout yet occupies a popular location close to reputable local schooling. The property features a GROUND FLOOR WC, open plan fitted kitchen/dining room and an enclosed garden to the rear.

3 bedroom/s  
House - Terraced

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

**Agents Notes**

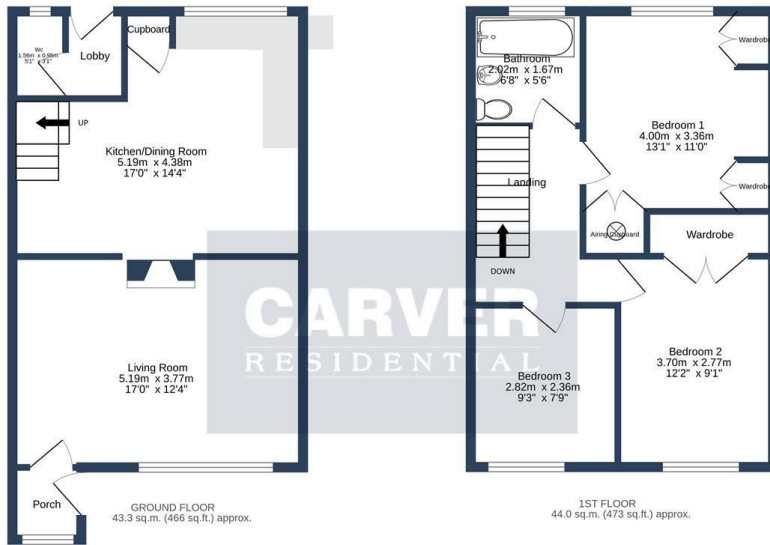
Tenure:- Freehold

Mains electricity & drainage

Council Tax:- Band A

Local Authority:- Durham County Council

Agents Note:- please note that this property does not have gas central heating to radiators



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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	

WASHINGTON CRESCENT, NEWTON AYCLIFFE, DL5 4AG.

TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx (2024)

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MAB 6202



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