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Wakenshaw Drive  
Newton Aycliffe, DL5 4ZF

**Offers in the region of £175,000**

House - Terraced  
4 Bedroom/s  
2 Bathroom/s



Pleasantly situated in the Cobbler's Hall area of Newton Aycliffe this three-storey town house offers a perfect blend of comfort and convenience. Originally constructed by Miller Homes, this well-maintained property spans an impressive 1,022 sq ft, (appx), and is ideal for families or those seeking a spacious home.

Upon entering, you are greeted by a welcoming ground floor that features two reception rooms, providing ample space for relaxation and entertainment. The dining room, adorned with French doors, seamlessly connects to the low-maintenance enclosed rear garden, creating an inviting atmosphere for al fresco dining or simply enjoying the outdoors. The fitted kitchen is both practical and stylish, catering to all your culinary needs.

The first floor boasts three bedrooms, perfect for family living or guest accommodation. A family bathroom/WC serves this level, ensuring convenience for all. Ascend to the second floor, where you will find the principal bedroom, complete with built-in wardrobes and an en-suite shower room/WC, offering a private retreat for relaxation.

This property also benefits from parking for two vehicles, making it an excellent choice for those with multiple cars. With no onward chain, you can move in without delay and start enjoying your new home right away.







### Agents Notes

Tenure:- Freehold

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

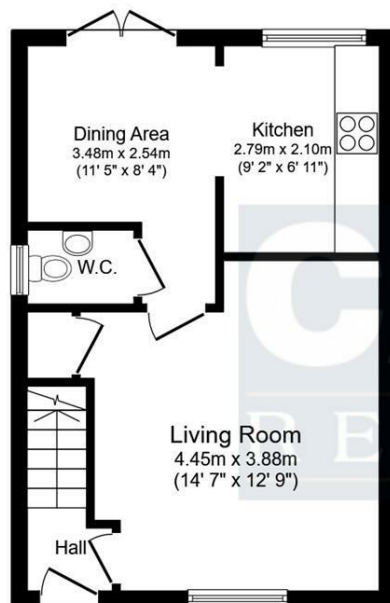
uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

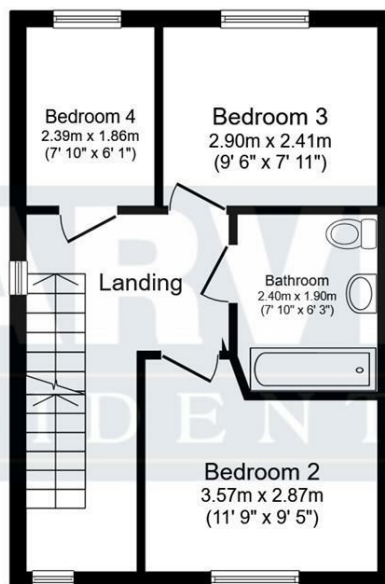
No Onward Chain





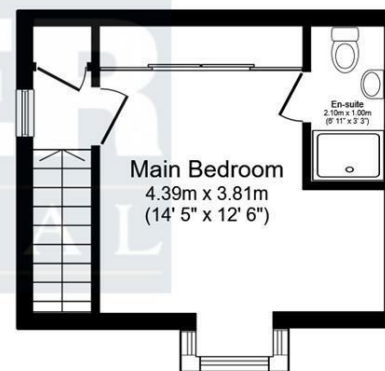
### Ground Floor

Floor area 34.8 m<sup>2</sup> (374 sq.ft.)



### First Floor

Floor area 34.8 m<sup>2</sup> (374 sq.ft.)



### Second Floor

Floor area 18.9 m<sup>2</sup> (204 sq.ft.)

**TOTAL: 88.5 m<sup>2</sup> (952 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 88                      |
| (81-91) <b>B</b>                            | 77      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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