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Malvern Way
Newton Aycliffe, DL5 7PR

Offers in the region of £259,950

House - Detached
3 Bedroom/s
2 Bathroom/s

****POTENTIAL FOR 4 BEDROOMS**** Occupying an excellent position at the head of a cul-de-sac and bordering woodland to the rear, this DETACHED family home has been extended to the rear and features a ground floor bedroom with en-suite WC. The property was originally constructed as a 3 bedroom dwelling although the dividing wall between the second and third bedrooms has been removed to create one large double bedroom to the rear with built-in mirrored wardrobes. This, however, could be reverted back to it's original layout if required to provide four bedroom living accommodation. The ground floor features a living room to the front, sizeable fitted kitchen/dining room with French doors opening to the rear garden and single storey extension to the rear, (6.38m x 3.03m), which is currently used as a sitting room. The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC, a second double bedroom and a family bathroom/WC. Externally there is a driveway to the front of the property for 2/3 vehicles with attractive enclosed low-maintenance gardens to the rear. Malvern Way is situated on the "Greenfields" estate to the Northern outskirts of Newton Aycliffe and lies within walking distance of reputable schooling and regular bus routes.





Agents Notes

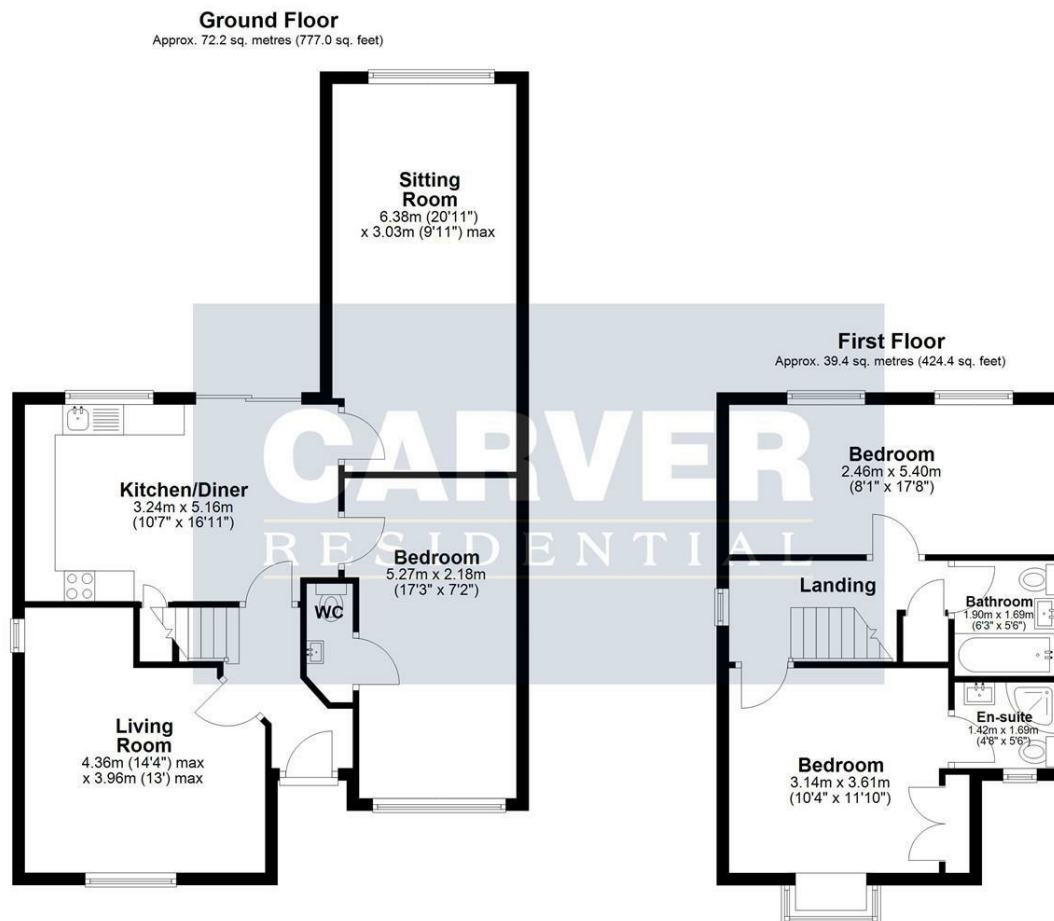
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)
31A Malvern Way, Newton Aycliffe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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