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37 Mellanby Crescent
Newton Aycliffe, DL5 5AR

Offers in the region of £115,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

37 Mellanby Crescent

Newton Aycliffe, DL5 5AR

Offered for sale with NO ONWARD CHAIN this three-storey END-TERRACE property features an entrance hallway, ground floor WC and useful office space / play room to the ground floor. The first floor includes a living room to the front and an open plan fitted kitchen/dining room. The second floor consists of three good size bedrooms and a family bathroom/WC with modern white suite. Externally there is a driveway leading to a large integral garage with closed patio and law gardens to the rear.





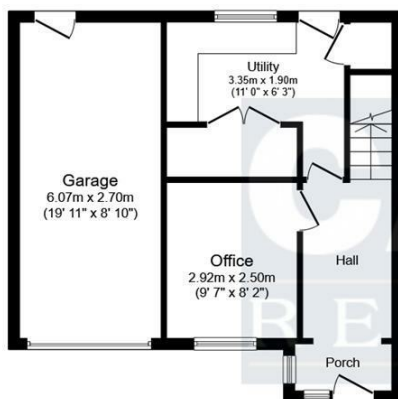
Accommodation

- Three-storey
- Large first floor living room and open plan kitchen/dining room
- Sizeable integral garage with driveway
- No onward chain
- Ground floor WC and utility room
- Three second floor bedrooms with family bathroom/WC
- Enclosed rear garden
- Popular location

Terms (As agreed by our client)

Tenure: Freehold

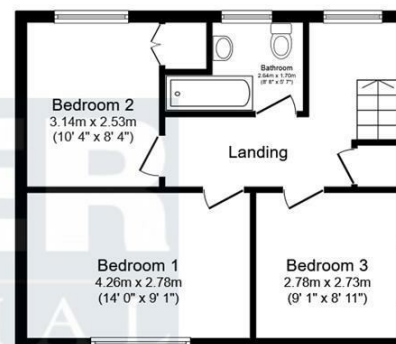
Offers in the region of £115,000 subject to contract



Ground Floor
Floor area 44.5 sq.m. (479 sq.ft.)



First Floor
Floor area 42.7 sq.m. (459 sq.ft.)



Second Floor
Floor area 42.7 sq.m. (459 sq.ft.)

Total floor area: 129.9 sq.m. (1,398 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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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