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Westmorland Way  
Newton Aycliffe, DL5 4NN

**Offers in the region of £240,000**

House - Detached  
4 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 4 BEDROOM detached family home occupies a generous plot and is ideally located close to Newton Aycliffe Town Centre, bus routes and local reputable schooling. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance hallway, large living room, separate dining room and a UPVC conservatory. There is also a kitchen with utility and ground floor WC. The first floor features four bedrooms and a family bathroom/WC with separate shower cubicle. Externally there is a driveway leading to an attached garage with sizeable enclosed gardens to the rear.





### **Agents Notes**

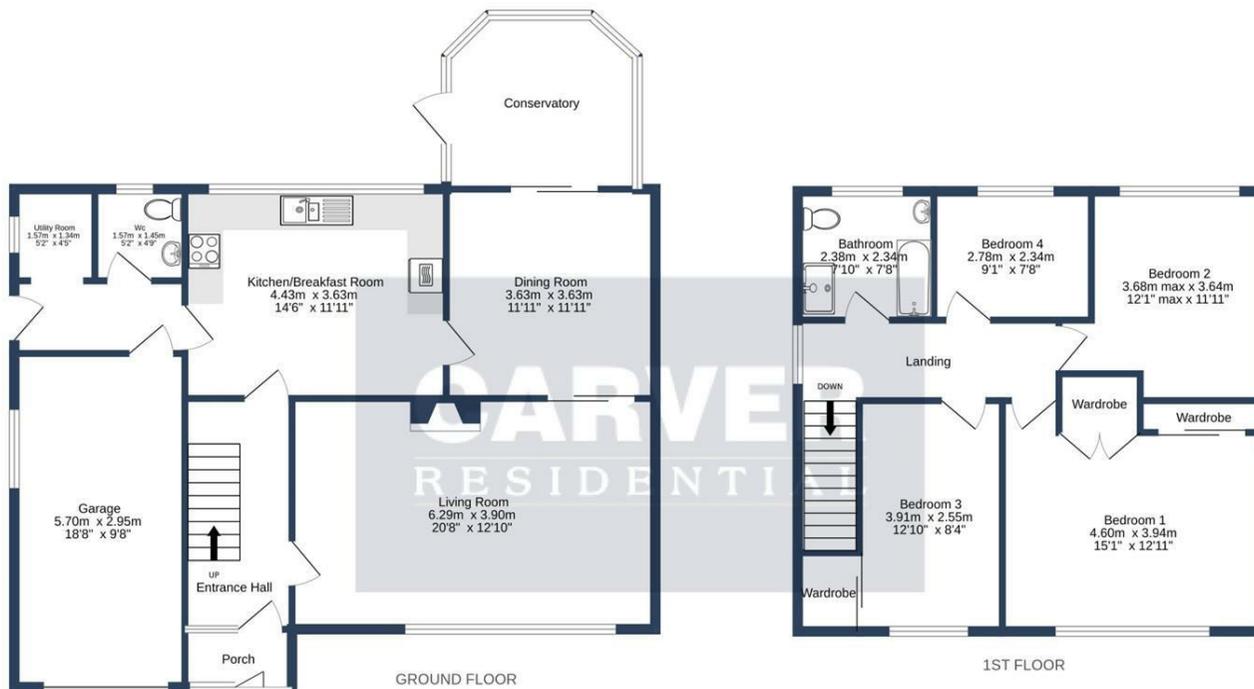
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	

WESTMORLAND WAY, NEWTON AYCLIFFE, DL5 4NN.

TOTAL FLOOR AREA : 158.8 sq.m. (1709 sq.ft.) approx.

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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MAB 6202



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