



CARVERS

SALES & LETTINGS

Pemberton Road

Woodham, Newton Aycliffe, DL5 4UN

Offers over £199,995

House - Detached



A beautifully presented DETACHED family home pleasantly situated on this sought after road in Woodham. An internal viewing will reveal an entrance vestibule, living room opening to dining room with French doors, inner lobby, ground floor WC and a fitted kitchen/breakfast room. The first floor principal bedroom includes built-in wardrobes whilst there are two further good size bedrooms, (bedroom three also having built-in wardrobes), and a family bathroom/WC with free-standing bathtub and separate walk-in shower cubicle. Externally there is a block paved driveway to the front with low maintenance enclosed gardens to the rear enjoying a good degree of privacy. The integral garage has been divided to create storage, study and utility areas.



- Living room opening to dining
- Ground floor WC room with French doors
- Fitted kitchen
- Family bathroom/WC with separate corner shower cubicle
- Attractive enclosed rear gardens
- Beautifully maintained
- Three good size bedrooms, (two with built-in wardrobes)
- Integral garage, (currently divided into storage / study / utility)
- Driveway
- Popular Woodham location

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

Buyer(s) Identification Checks

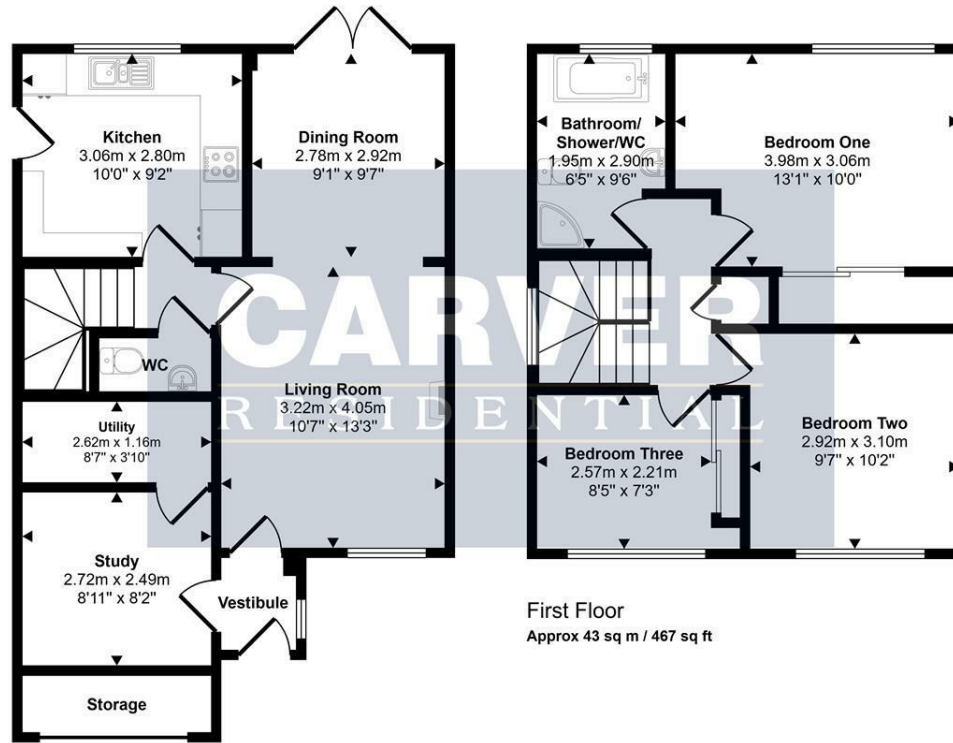
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Approx Gross Internal Area
95 sq m / 1018 sq ft



First Floor
Approx 43 sq m / 467 sq ft

Ground Floor
Approx 51 sq m / 551 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Vary 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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