





Birch Way
Newton Aycliffe
DL5 7BH

Offers in Excess of £
235,000.00

bettermove

Birch Way - Newton Aycliffe

Bettermove are proud to present this 4 bedroom detached house in Newton Aycliffe, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, modern fitted kitchen and dining area with direct access to the rear garden, a convenient downstairs WC and a generously sized fourth bedroom, created through a recent garage conversion. The first floor consists of three well-proportioned bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located within the popular Elder Gardens development in Newton Aycliffe, the property is conveniently situated close to a range of local amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found via Newton Aycliffe railway station, local bus services and nearby road networks, including the A167 and A1(M), providing convenient access to Durham, Darlington and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	3	1	Freehold

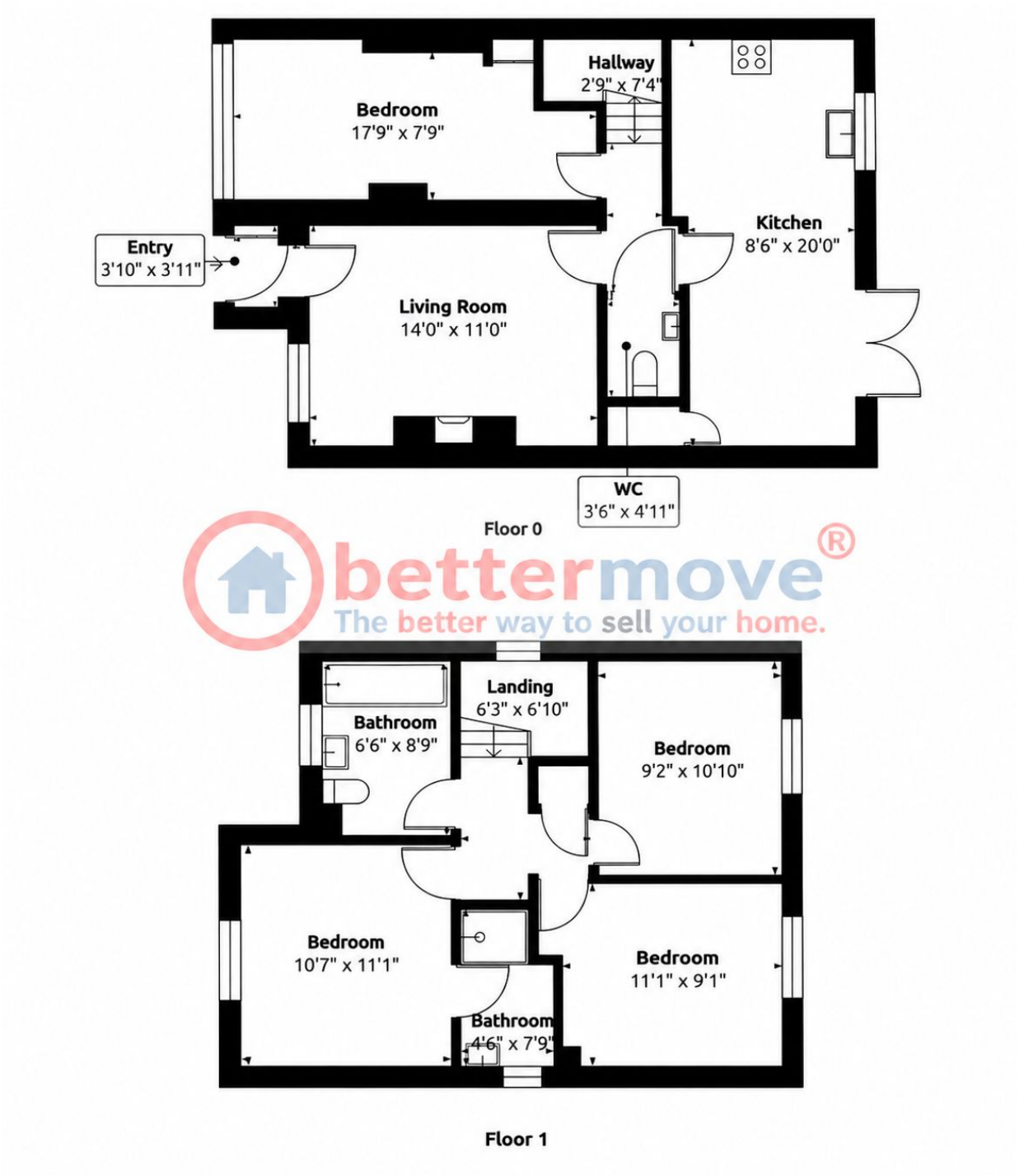








Floor Plan


Bedroom
17'9" x 7'9"
Hallway
2'9" x 7'4"
Kitchen
8'6" x 20'0"
Entry
3'10" x 3'11"
Living Room
14'0" x 11'0"
WC
3'6" x 4'11"
Floor 0
bettermove®
The better way to sell your home.
Landing
6'3" x 6'10"
Bathroom
6'6" x 8'9"
Bedroom
9'2" x 10'10"
Bedroom
10'7" x 11'1"
Bedroom
11'1" x 9'1"
Bathroom
4'6" x 7'9"
Floor 1

Energy Efficiency Rating	Current	Potential
(92 to 100) A		94
(81 to 91) B	82	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		95
(81 to 91) B	84	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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