

Fawn Close,, Woodham, DL5 4SX | Offers in the region of £170,000



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Enjoying a lovely CUL-DE-SAC location this double-fronted DETACHED family home features a large GARDEN ROOM extension, dual aspect living room, dual aspect kitchen/dining room and a DETACHED SINGLE GARAGE. Equipped with gas central heating to radiators and uPVC double glazing the property benefits from low maintenance gardens to the front and rear with 3 bedrooms and a family bathroom/WC.







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

Entrance Vestibule

Living Room

17'10" x 11'1"

Garden Room

19'2" x 10'4" max

Kitchen/Dining Room

17'10" x 9'11"

First Floor Landing

Bedroom One

11'2" max x 11'1"

Bedroom Two

11'3" x 6'7"

Bedroom Three

9'4" max x 7'10"

Family Bathroom/WC

Rear Garden

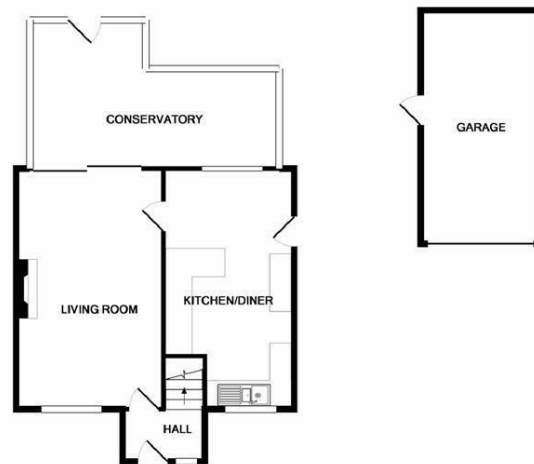
Front Elevation

Rear Elevation

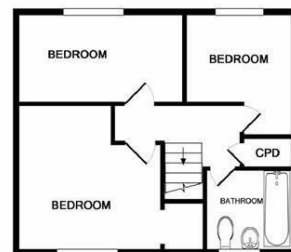


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GROUND FLOOR



1ST FLOOR

6 FAWN CLOSE, NEWTON AYCLIFFE, DL5 4SX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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