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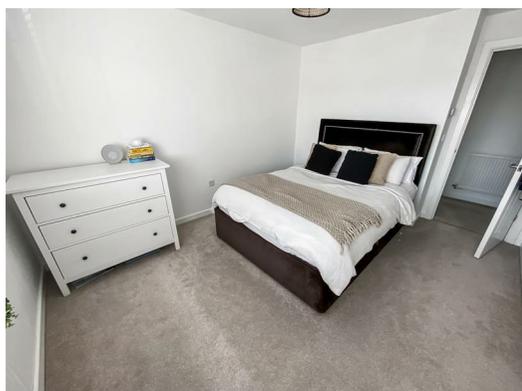
The Pasture
Newton Aycliffe, DL5 4BF

Offers over £145,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

****NO ONWARD CHAIN**** A beautifully presented 2 bedroom semi-detached property pleasantly situated on this sought after development to the outskirts of Woodham. The property, which boasts a well-designed layout that maximises space and comfort, features a bright living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen/dining room is a delightful feature, complete with French doors that lead directly to the beautifully landscaped rear garden. This outdoor space is a true gem, offering a combination of patio and artificial lawn areas, ideal for enjoying sunny days or hosting gatherings. The property comprises two bedrooms, including a large principal double bedroom equipped with built-in wardrobes, providing ample storage. The generous second bedroom is versatile and can serve as a guest room or a home office. The bathroom/WC is conveniently located and features a WC, ensuring practicality for everyday living. Additional highlights include a ground floor WC for added convenience and a double-width driveway that accommodates parking for two vehicles, a valuable asset in today's market.





Agents Notes

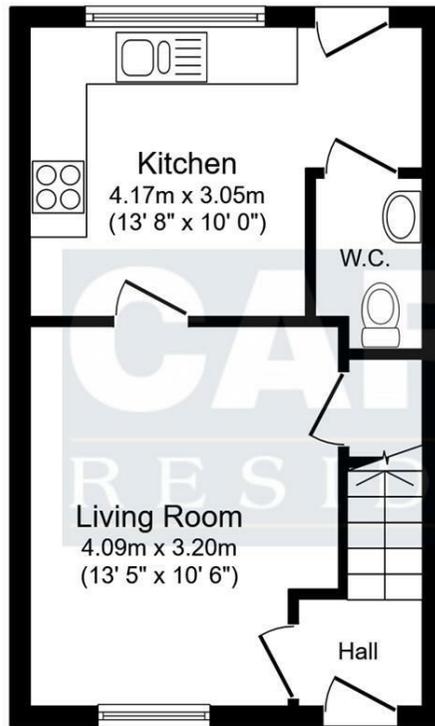
Tenure:- Freehold

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

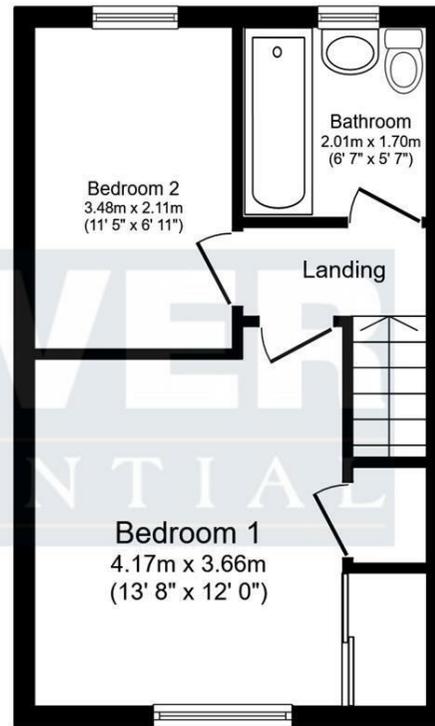
uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



Ground Floor
Floor area 29.8 sq.m. (321 sq.ft.)



First Floor
Floor area 29.8 sq.m. (320 sq.ft.)

Total floor area: 59.6 sq.m. (641 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			96
(81-91) B		82	
(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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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk