



country properties  
village properties  
town homes  
barn conversions  
building plots

**Beechers Grove**

Woodham, Newton Aycliffe, DL5 4TE

**Offers in the region of £149,950**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED bungalow enjoys a lovely cul-de-sac location of similar style properties and features a DRIVEWAY and larger than average enclosed rear gardens. An internal viewing will reveal a spacious lounge with French doors opening to the rear gardens, fitted kitchen, built-in wardrobes to the principal bedroom and bathroom/WC with overhead electric shower. The property is equipped with gas central heating to radiators and uPVC double glazing throughout.





### Agents Notes

Tenure:- Freehold

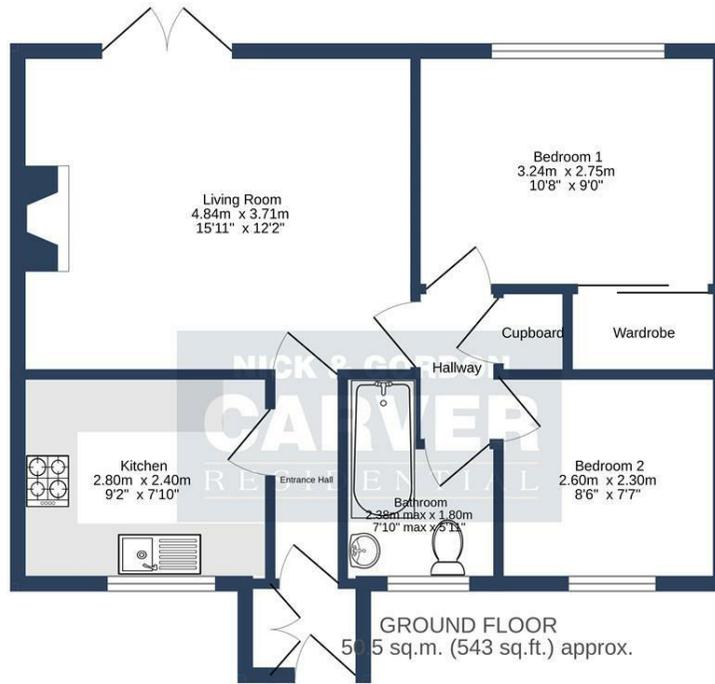
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

BEECHERS GROVE, NEWTON AYCLIFFE, DL5 4TE.

TOTAL FLOOR AREA - 50.5 sq.m. (543 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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