





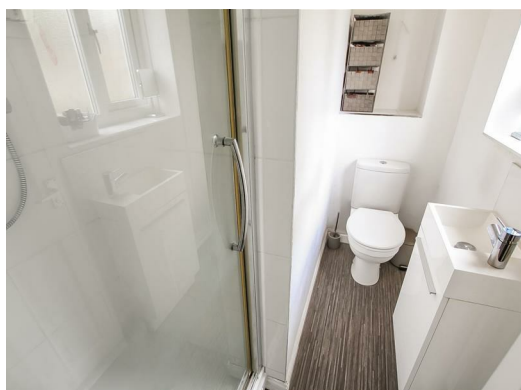
Occupying a lovely cul-de-sac location this 3 bedroom semi-detached property features a ground floor WC, en-suite shower room/WC and attached garage.

Upon entering the entrance vestibule you are welcomed into a spacious living room that offers a comfortable setting for both entertaining guests and enjoying quiet evenings at home. The fitted kitchen/dining room is a highlight of the property, featuring patio doors that lead to the enclosed rear garden, perfect for outdoor dining and family gatherings. This home is designed with practicality in mind, featuring a ground floor WC for added convenience. The property also includes a driveway, along with an attached garage, providing secure storage and additional parking options.

The enclosed rear garden offers a private outdoor space, ideal for children to play or for gardening enthusiasts to cultivate their green thumb. With uPVC double glazing and gas central heating radiators, the home ensures warmth and comfort throughout the year.







#### **Agents Notes**

Tenure:- Freehold

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

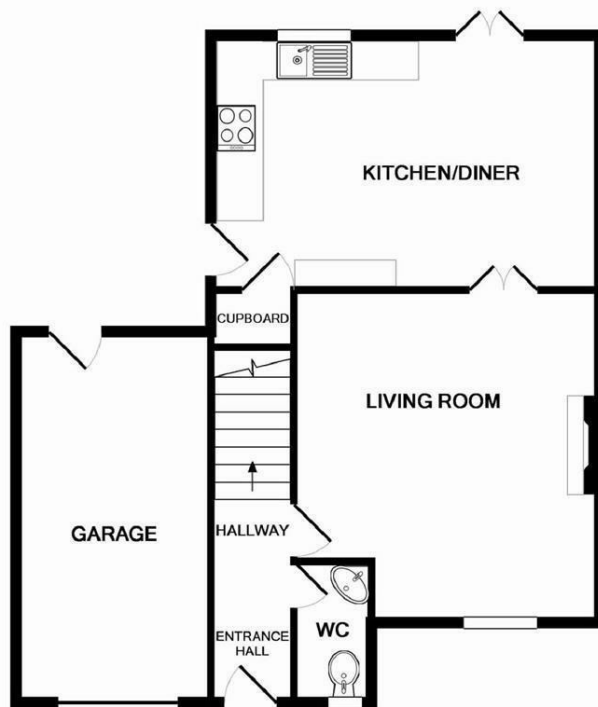
uPVC double glazing throughout

Council Tax:- Band C

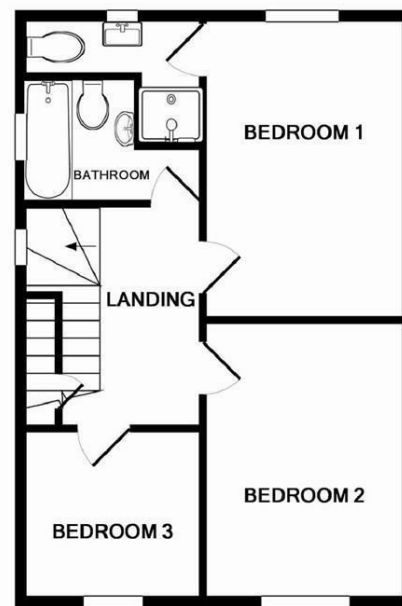
Local Authority:- Durham County Council

#### **Buyer(s) Identification Checks**

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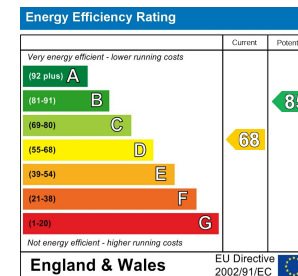
GROUND FLOOR



1ST FLOOR

42 HEATHERBURN COURT, NEWTON AYCLIFFE. DL5 4UZ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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