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Chestnut Way
Newton Aycliffe, DL5 7BF

Offers over £150,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

A beautifully presented 3 BEDROOM mid-link property pleasantly situated on the popular "Elder Gardens" development. Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor WC. The heart of the home is undoubtedly the large open-plan kitchen and dining room, which is equipped with integrated appliances, perfect for both cooking and entertaining. The bright and airy living room, enhanced by French doors, opens directly onto the attractive enclosed garden, creating a seamless connection between indoor and outdoor living.

The principal bedroom boasts built-in wardrobes, providing ample storage while maintaining a tidy and spacious feel. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

Outside, the property features a double-width driveway, offering parking for two vehicles, a valuable asset in today's busy world. The enclosed garden is a lovely retreat, ideal for enjoying sunny days or hosting gatherings with friends and family. This property is not just a house; it is a home that combines modern living with practical features in a desirable location. With its thoughtful layout and appealing amenities, it presents an excellent opportunity for those looking to settle in Newton Aycliffe.





Agents Notes

Tenure:- Freehold

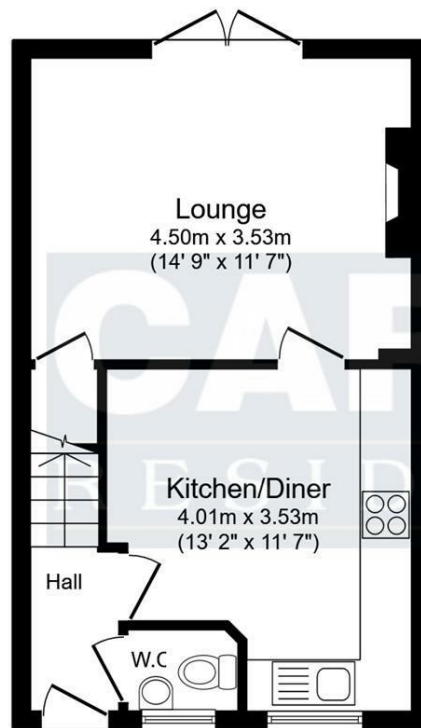
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

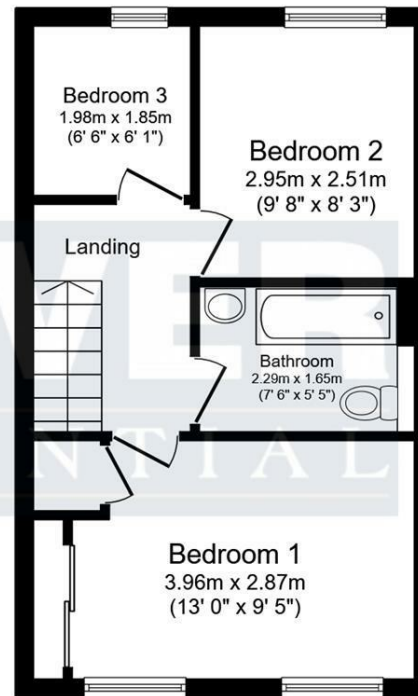
Council Tax:- Band B

Local Authority:- Durham County Council

Agents Note:- We understand that there will be an annual charge introduced payable by all residents of the Elder Gardens development which will contribute towards the maintenance and upkeep of communal areas



Ground Floor
Floor area 34.0 sq.m. (366 sq.ft.)



First Floor
Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 68.0 sq.m. (731 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		97
(81-91) B	84	
(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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