



country properties
village properties
town homes
barn conversions
building plots

Grange Court

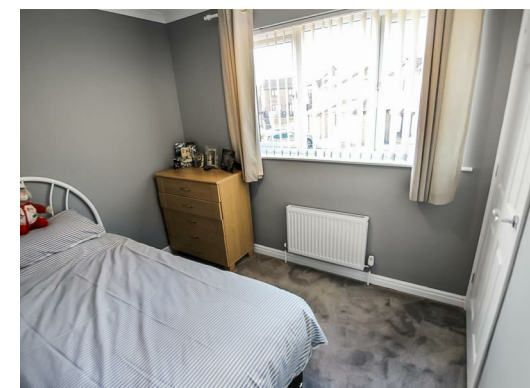
Woodham, Woodham, Newton Aycliffe, DL5 4RN

Offers in the region of £245,000

NICK & GORDON
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Occupying a lovely CUL-DE-SAC location this DETACHED family home has been EXTENDED to include a fabulous GARDEN ROOM EXTENSION with GROUND FLOOR 5th BEDROOM and ADJOINING EN-SUITE SHOWER ROOM/WC. The property occupies a very GENEROUS PLOT with sizeable enclosed landscaped side and rear gardens together. An internal viewing will reveal a lounge opening to a dining room, fitted kitchen, UTILITY ROOM and an EN-SUITE SHOWER ROOM to the principal bedroom.





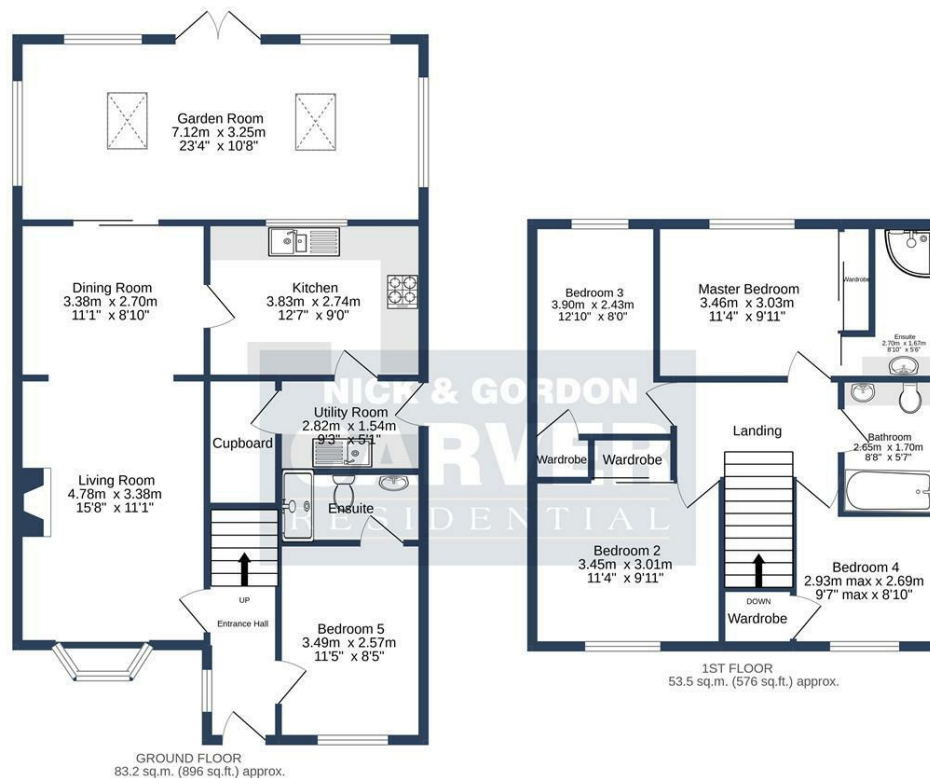
Agents Notes

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

uPVC double glazing throughout

Council Tax - Band C

Durham County Council



GRANGE COURT, NEWTON AYCLIFFE, DL5 4RN.

TOTAL FLOOR AREA: 136.7 sq.m. (1472 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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