



An EXTENDED semi-detached BUNGALOW pleasantly situated within a CUL-DE-SAC of similar style properties. An internal viewing will reveal a lounge opening to a dining room, fitted kitchen, 3 BEDROOMS and a shower room/WC. The property is equipped with gas central heating to radiators and uPVC double glazing throughout. Externally there is a low maintenance gravelled garden to the front with driveway extending to the side of the property and DETACHED GARAGE. To the rear there is an enclosed garden with lawn and patio areas.





- Extended
- Fitted kitchen
- Driveway extending to the side
- Enclosed rear garden
- No onward chain

- Lounge opening to dining room
- Shower room/WC
- Detached garage
- uPVC double glazing & GCH, (rads)
- Cul-de-sac location predominantly consisting of bungalows

Agents Notes

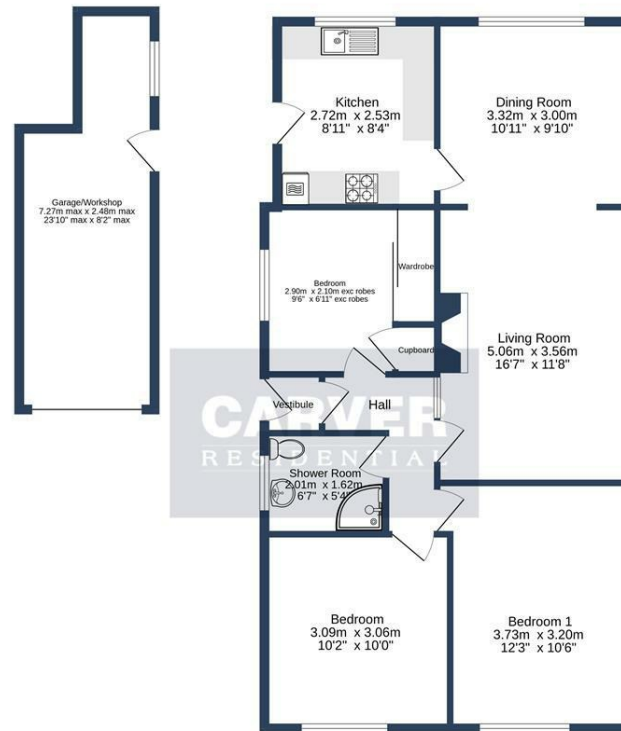
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



GROUND FLOOR
101.1 sq.m. (1088 sq.ft.) approx.

YODEN COURT, NEWTON AYCLIFFE, DL5 7HY.

TOTAL FLOOR AREA: 101.1 sq.m. (1088 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		88
(81-91) B		
(69-80) C	72	
(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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