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Yoden Court  
Byerley Park, Newton Aycliffe, DL5 7HY

**Offers in the region of £160,000**

Bungalow - Semi  
Detached  
2 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this semi-detached BUNGALOW has been extended to the rear and features a spacious lounge overlooking the rear garden, separate dining room, a fitted kitchen and a DETACHED SINGLE GARAGE. The property occupies a pleasant corner plot and is warmed by gas central heating to radiators with 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



GROUND FLOOR  
78.7 sq.m. (847 sq.ft.) approx.

YODEN COURT, NEWTON AYCLIFFE, DL5 7HY.

TOTAL FLOOR AREA: 78.7 sq.m. (847 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

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MAB 6202



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