

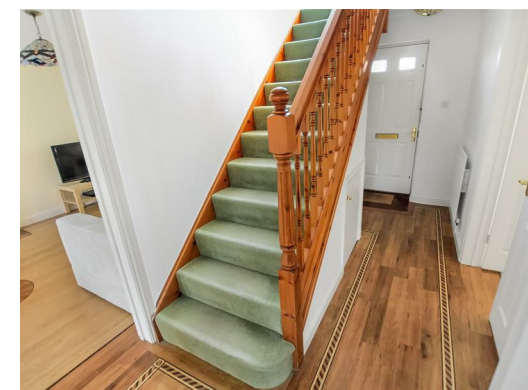




This double fronted DETACHED family home is offered for sale with NO ONWARD CHAIN and has the benefit of a DETACHED DOUBLE GARAGE. An internal viewing will reveal a dual aspect living room with French doors, a separate dining room, fitted kitchen, utility room and WC. The first floor principal bedroom features built-in wardrobes and an en-suite shower room/WC. Externally there is a driveway to the front with attractive enclosed rear gardens.







#### Agents Notes

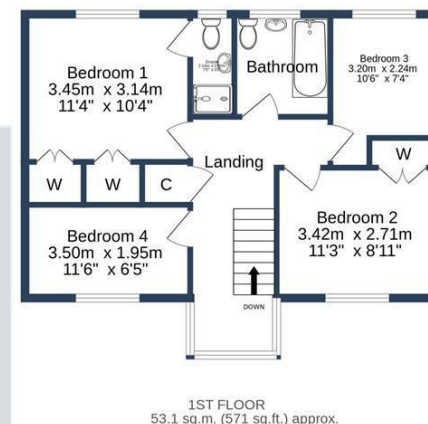
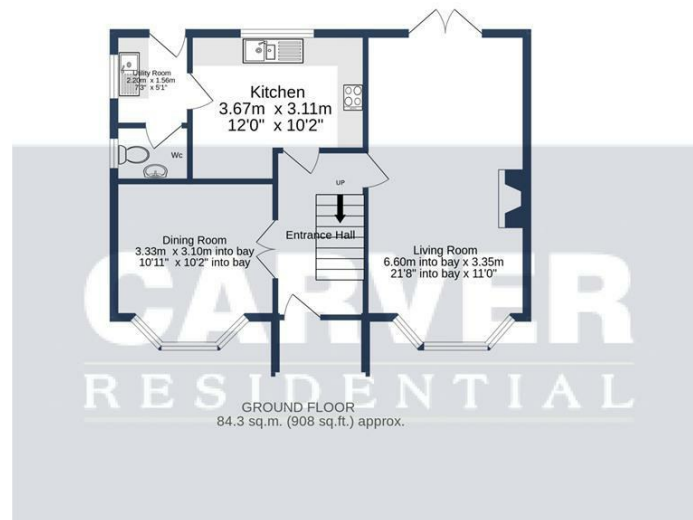
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

KARLES CLOSE, NEWTON AYCLIFFE. DL5 4XH.

TOTAL FLOOR AREA : 137.4 sq.m. (1479 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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