

Fawn Close,, Woodham, DL5 4SX | Offers in the region of £170,000



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Enjoying a lovely CUL-DE-SAC location this double-fronted DETACHED family home features a large GARDEN ROOM extension, dual aspect living room, dual aspect kitchen/dining room and a DETACHED SINGLE GARAGE.

Equipped with gas central heating to radiators and uPVC double glazing the property benefits from low maintenance gardens to the front and rear with 3 bedrooms and a family bathroom/WC.







#### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

#### Entrance Vestibule

##### Living Room

17'10" x 11'1"

##### Garden Room

19'2" x 10'4" max

#### Kitchen/Dining Room

17'10" x 9'11"

#### First Floor Landing

##### Bedroom One

11'2" max x 11'1"

##### Bedroom Two

11'3" x 6'7"

##### Bedroom Three

9'4" max x 7'10"

#### Family Bathroom/WC

##### Rear Garden

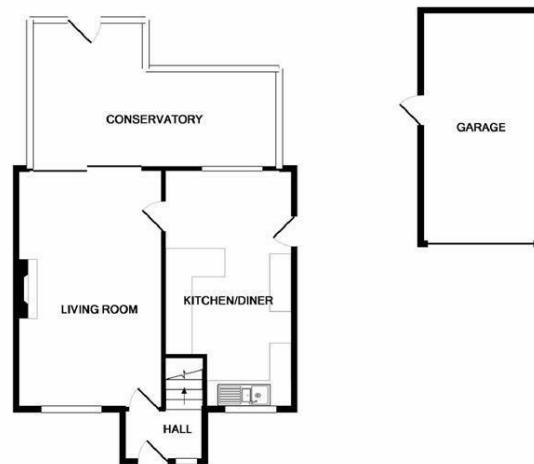
##### Front Elevation

##### Rear Elevation

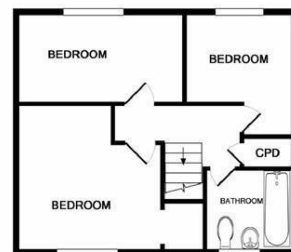


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GROUND FLOOR



1ST FLOOR

6 FAWN CLOSE, NEWTON AYLCLIFFE, DL5 4SX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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

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