



**Derwent Place, Newton Aycliffe, DL5 7HD**  
**Offers over £50,000**

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM SEMI-DETACHED property is in need of modernisation and improvement throughout yet occupies a pleasant position on the Horndale estate. Equipped with gas central heating to radiators and uPVC double glazing the property features a GROUND FLOOR WC, kitchen/dining room, roomy living room and enclosed garden.

3 bedroom/s  
House - Semi-Detached

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: D

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Entrance Hallway

## WC

## Living Room

16'4" x 10'2" (5.00m x 3.10m)

## Dining Room

## Kitchen/Dining Room

14'9" x 10'1" (4.50m x 3.09m)

## First Floor Landing

## Bedroom One

13'4" x 9'7" (4.08m x 2.94m)

## Bedroom Two

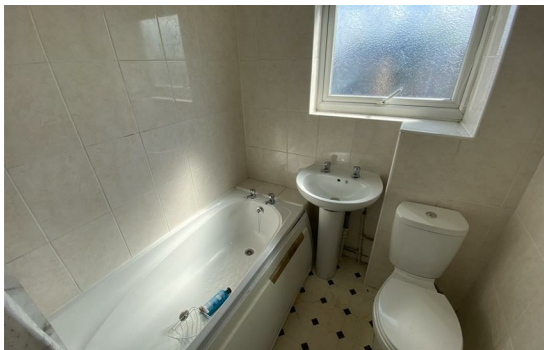
13'6" x 8'11" (4.14m x 2.74m)

## Bedroom Three

10'5" x 9'1" max (3.19m x 2.78m max)

## Bathroom/WC

## Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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