



**Beechfield, Newton Aycliffe, DL5 7AY**  
**Price £89,995**

Offered for sale with NO ONWARD CHAIN this well maintained 3 BEDROOM mid terrace property features a GROUND FLOOR WC, DRIVEWAY and DETACHED SINGLE GARAGE. The property, which is warmed by gas central heating to radiators with uPVC double glazing, would make an ideal starter home and we would encourage an internal viewing at the earliest opportunity.

## Agents Notes

Tenure:- Freehold

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

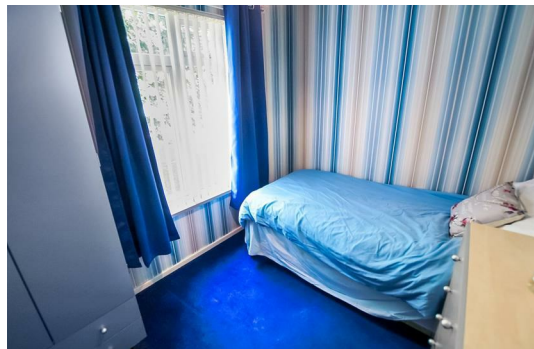
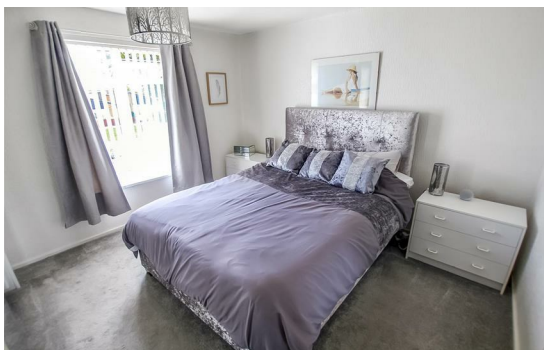
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN

**\*\*Please note that we understand that this property will require a re-wire\*\***



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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

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MAB 6202



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