





Enjoying a pleasant CUL-DE-SAC location on the edge of Byerley Park this DETACHED family home has been EXTENDED and features a dual aspect living room, dining room and a kitchen/breakfast room to the ground floor. The first floor features an EN-SUITE SHOWER ROOM/WC to the principal bedroom. Externally there is a driveway leading to a SINGLE GARAGE with enclosed gardens to the rear.







### Agents Notes

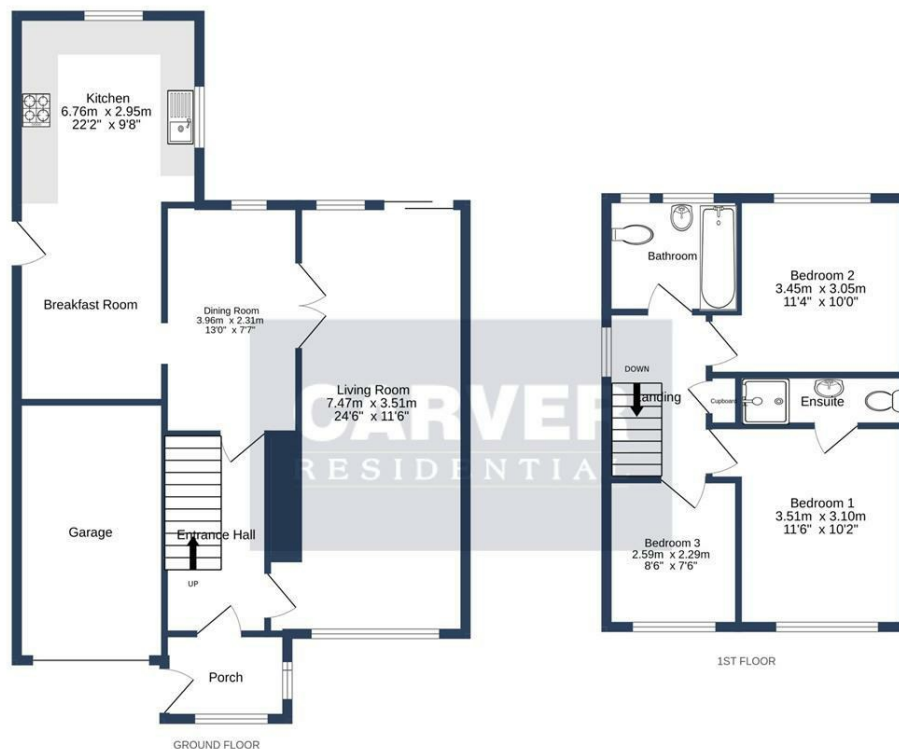
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



JESMOND COURT, NEWTON AYCLIFFE, DL5 7HU.

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>7</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>	<b>63</b>	<b>79</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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