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Chestnut Way
Elder Gardens, Newton Aycliffe, DL5 7AW

Offers in the region of £199,950

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED property was previously the show home for Keepmoat and is pleasantly situated to the outskirts of this popular development. The property offers well-proportioned family size living accommodation throughout featuring an entrance vestibule, ground floor WC, kitchen/dining room with a host of integrated appliances and a living room with French doors. The first floor includes two bedrooms, a dressing room/study and family bathroom/WC. There is a fabulous principal bedroom to the second floor with built-in wardrobes and en-suite shower room/WC. Externally there is a driveway to the front of the property with attached garage and enclosed garden to the rear.





Agents Notes

Tenure:- Freehold

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

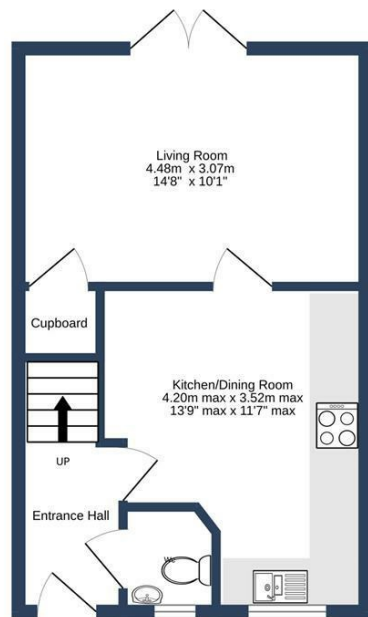
uPVC double glazing throughout

Security alarm system

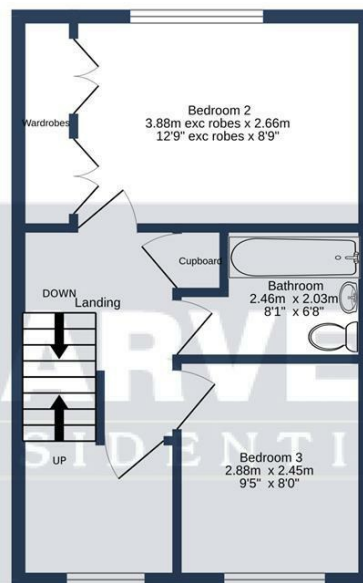
Council Tax:- Band C

Local Authority:- Durham County Council

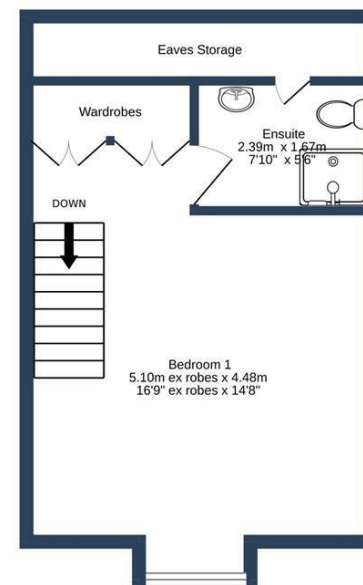
Agents Notes:- we understand that there is a service charge payable by residents of Elder Gardens. Further details to follow.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

CHESTNUT WAY, NEWTON AYCLIFFE. DL5 7AW.

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) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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