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Birch Way
Elder Gardens, Newton Aycliffe, DL5 7BH

Offers in the region of £204,950

House - Detached
3 Bedroom/s
2 Bathroom/s

Pleasantly situated on the edge of the popular "Elder Gardens" development this DETACHED family home features a large fitted kitchen/dining room with French doors, ground floor WC and EN-SUITE SHOWER ROOM/WC serving the principal bedroom. There is a driveway to the front of the property leading to an INTEGRAL SINGLE GARAGE whilst to the rear of the property there is an attractive enclosed garden with lawn and wood decked areas.





Agents Notes

Tenure:- Freehold

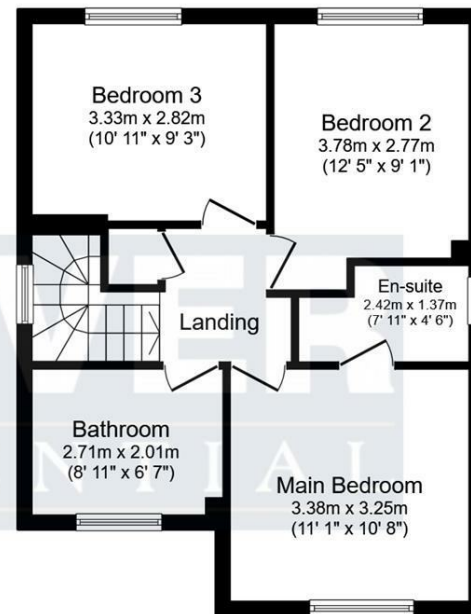
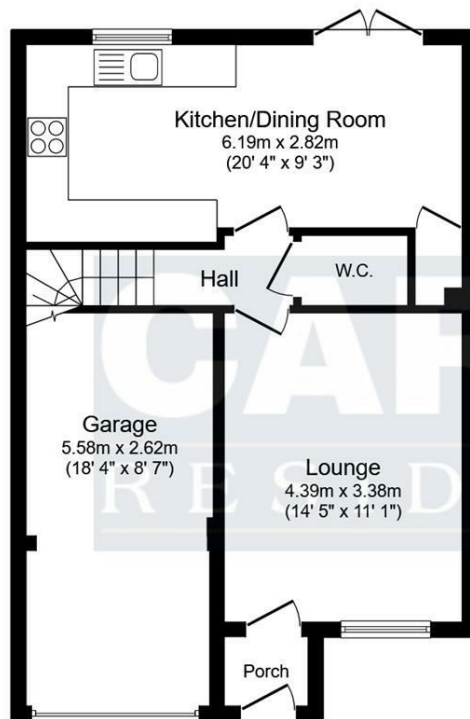
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

We understand that there is a yearly service charge of approximately £150 to cover upkeep of communal areas on the development



TOTAL: 102.7 m² (1,106 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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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