



**Tindale Green, Newton Aycliffe, DL5 7HQ**  
**Offers in the region of £80,000**

Offered for sale with NO ONWARD CHAIN this 3 bedroom SEMI-DETACHED property features a ground floor WC, open plan kitchen/dining room and spacious living room. Pleasantly situated on the popular Horndale estate the property lies within walking distance of local reputable schooling and bus routes. The property, which has recently been re-wired, is equipped with gas central heating to radiators, (boiler installed March 2025), and uPVC double glazing. Ideally suited to a first time buyer, small family or property investor we would encourage an internal viewing at the earliest opportunity.

3 bedroom/s  
House - Semi-Detached

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

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler installed March 2025), 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 3.12m)

## Kitchen/Dining Room

14'8" x 10'2" (4.48m x 3.10m)

## First Floor Landing

## Bedroom One

16'4" max x 9'8" (5.00m max x 2.97m)

## Bedroom Two

10'2" x 9'3" ex wardrobes (3.10m x 2.83m ex wardrobes)

## Bedroom Three

10'2" x 8'7" max (3.10m x 2.64m max)

## Bathroom/WC



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 73                      | 85        |
|                                             | EU Directive 2002/91/EC |           |

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