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Langley Road
Newton Aycliffe, DL5 5RJ

Offers in the region of £189,950

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

A beautifully presented 3 BEDROOM semi-detached property with GARDEN ROOM extension, GROUND FLOOR WC and UTILITY ROOM. Upon entering, you will find three spacious reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the modern fitted open plan kitchen and dining room, which leads to a garden room extension to the rear. This inviting space is perfect for family gatherings or casual dining, allowing natural light to flood in and create a warm atmosphere.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. The family bathroom is conveniently located, featuring a WC for added practicality. Additionally, the ground floor includes a utility room and a WC, enhancing the functionality of the home.

For those with vehicles, the property offers parking for up to three cars, along with an attached garage, ensuring convenience and security. The outdoor space is equally appealing, providing a lovely area for children to play or for adults to unwind.

Situated in a sought-after location, this home is within close proximity to local schools, making it an excellent choice for families. With its combination of modern amenities and a friendly neighbourhood, this property is a wonderful opportunity for anyone looking to settle in Newton Aycliffe.





Agents Notes

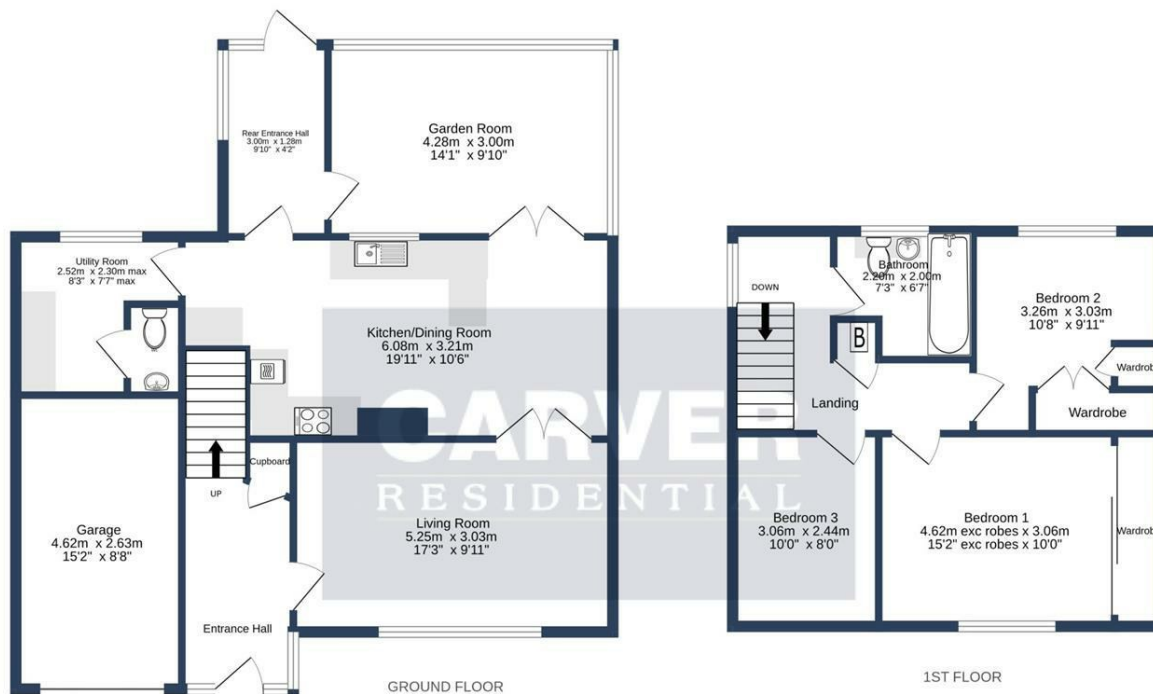
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LLANGLEY ROAD, NEWTON AYCLIFFE, DL5 5RJ.

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