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St. Godrics Road  
Newton Aycliffe, DL5 5JJ

**Offers in the region of £85,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property is in need of modernisation and improvement throughout yet occupies a pleasant location in the "Simpasture" area of Newton Aycliffe. Equipped with gas central heating to radiators and uPVC double glazing the property features a dual aspect living room, separate dining room and sizeable enclosed garden to the rear.







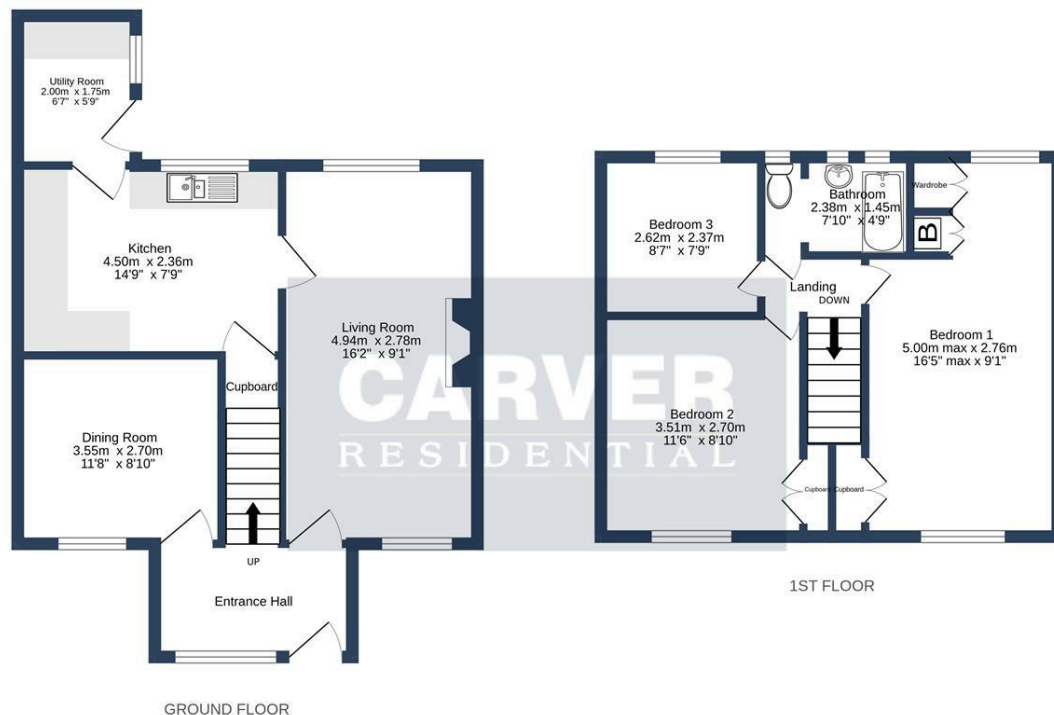
### Agents Notes

Tenure:- Freehold

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

Council Tax:- Band A

Local Authority:- Durham County Council



ST GODRICS ROAD, NEWTON AYCLIFFE. DL5 5JJ

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>82</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>60</b>
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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