



The Oaks, Woodham, DL5 4TD
Offers in the region of £135,000

Offered for sale with NO ONWARD CHAIN this 2 BEDROOM end-link bungalow is pleasantly situated in the Woodham area of Newton Aycliffe. Equipped with gas central heating to radiators and uPVC double glazing the property features a spacious living room, fitted kitchen, 2 bedrooms, sun room and wet room/WC. Externally there is an enclosed garden and driveway.

2 bedroom/s
Bungalow - Semi Detached

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

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Entrance Vestibule

Kitchen

9'1" x 7'10" (2.77m x 2.41m)

Lounge

14'9" x 12'0" (4.50m x 3.68m)

Inner Hall

Bedroom One

11'3" x 9'3" (3.43m x 2.82m)

Bedroom Two

8'5" x 7'8" (2.59m x 2.34m)

Sun Room

8'0" x 7'6" (2.44m x 2.29m)

Wet Room/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		
	67	75
England & Wales		
EU Directive 2002/91/EC		

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MAB 6202



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