



**Langdale Place, Newton Aycliffe, DL5 7DX**  
**Offers in the region of £85,000**

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property has recently been updated and improved throughout to include the installation of new kitchen and bathroom suites, decoration and flooring. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance hallway with ground floor WC, living room and separate dining room, fitted kitchen, three good size bedrooms, (each with built-in wardrobes), and a family bathroom/WC. Externally there is an enclosed garden and single garage.

3 bedroom/s  
House - Terraced

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

## 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 Hallway

## WC

## Kitchen

10'7" x 7'6" (3.24m x 2.31m)

## Living Room

14'4" x 10'9" inc chimney breast (4.39m x 3.29m inc chimney breast )

## Dining Room

9'11" x 9'6" (3.04m x 2.90m)

## First Floor Landing

## Bedroom One

12'10" ex robes x 10'6" (3.93m ex robes x 3.21m)

## Bedroom Three

10'9" x 7'1" (3.28m x 2.16m)

## Bedroom Two

9'11" ex robes x 9'10" (3.03m ex robes x 3.00m)

## Family Bathroom/WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	74	79
England & Wales		
EU Directive 2002/91/EC		

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