





Offered for sale with NO ONWARD CHAIN this semi-detached property occupies a convenient location and features a ground floor WC, fitted kitchen/dining room and driveway to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal home for a first time buyer or growing family.







### **Agents Notes**

Tenure:- Freehold

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

uPVC double glazing throughout

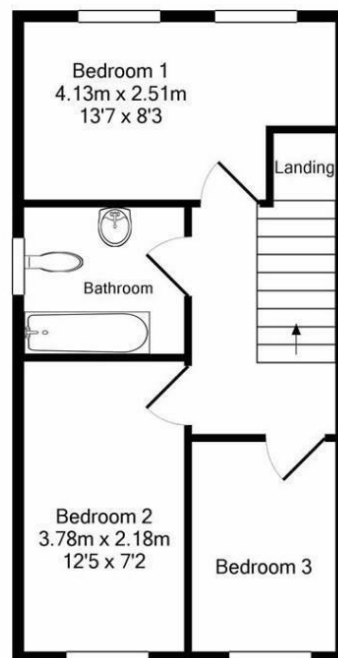
Council Tax:- Band B

Local Authority:- Durham County Council





GROUND FLOOR  
APPROX. FLOOR  
AREA 33.5 SQ.M.  
(361 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 33.5 SQ.M.  
(361 SQ.FT.)

SHAFTO WAY, NEWTON AYCLIFFE, DL5 5QS.  
TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (721 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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