



## 16 NEWBURN COURT, NEWTON AYCLIFFE, DL5 4NT

### Offers In The Region Of £159,950

This two bedroom semi detached bungalow is perfectly positioned in a Southerly aspect, offering spacious living accommodation.

The property is located on a generous plot with a South facing garden, within a much sought-after area in Newton Aycliffe and would be ideally suited to a wide variety of buyers.

It has the benefit of gas fired central heating with a combi boiler, and UPVC double glazing throughout. The living accommodation comprises of an Entrance Hallway, Large Living/Dining Room, Kitchen, Two Double Bedrooms and a Modern Shower Room.



**LOUNGE**  
18'05 x 10'09 (5.61m x 3.28m )

**KITCHEN**  
9'8 x 8'11 (2.95m x 2.72m)

**SHOWER ROOM**  
6'00 x 5'09 (1.83m x 1.75m )

**BEDROOM ONE**  
12'00 x 10'09 (3.66m x 3.28m)

**BEDROOM TWO**  
10'11 x 8'11 (3.33m x 2.72m)

GROUND FLOOR



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. Made with Metropac (2023).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

