



**6 Greathead Crescent, Newton Aycliffe, DL5 5DW**

**£55,000**

A two bedroom mid link house which benefits from gas central heating and is part double glazed. The property occupies a convenient location close to the town centre and will be ideally suited to first time buyers. Available with no upward chain we would recommend an early inspection. EPC rating = D

## Ground Floor

### Entrance Hall

Has UPVC entrance door and central heating radiator.

### Lounge / Dining Room 20'10 x 10'7 (6.35m x 3.23m)

Has French doors opening on to rear garden and central heating radiator.

### Kitchen 10'10 x 8'7 (3.30m x 2.62m)

Has a range of fitted wall and base units, laminate worksurfaces, stainless steel sink unit, built in appliances comprise; an electric oven, gas hob and extractor canopy, central heating radiator.

### Porch

Has entrance door and central heating radiator.

## First Floor

### Landing

Has storage cupboard with wall mounted combination gas boiler.

### Bedroom 1 14'5 x 10'7 (4.39m x 3.23m)

Has central heating radiator.

### Bedroom 2 10'11 x 10'6 (3.33m x 3.20m)

Has central heating radiator.

### Bathroom WC

Has suite comprising; panelled bath, pedestal was basin, separate WC and central heating radiator.

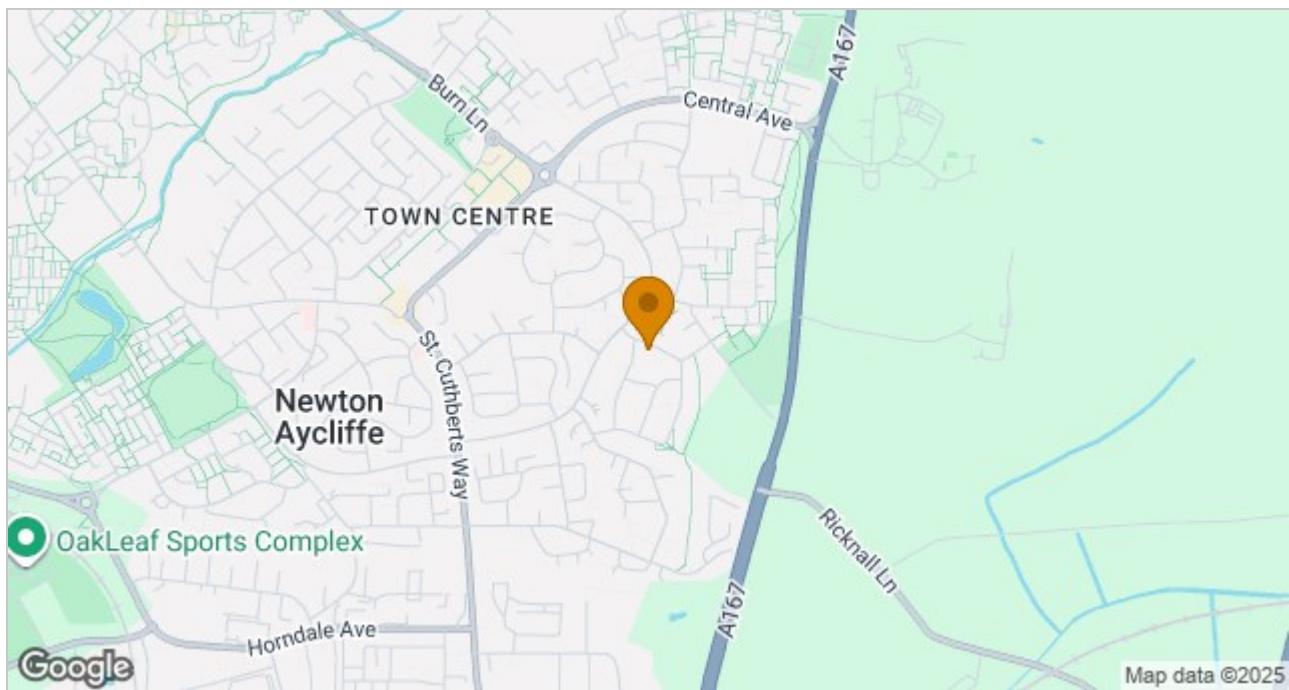
### Exterior

Has lawned front garden and enclosed rear garden.

### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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