



Ayden Grove, Newton Hall, DH1 5FS
4 Bed - House - Townhouse
Offers In The Region Of £230,000

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Well positioned on this new development in Newton Hall stands this very spacious four bedroom town house, with the accommodation spread across three floors, and has the benefit of a rear garden, driveway and garage.

The property is fully UPVC double glazed and is warmed by gas central heating, the

The spacious floor plan briefly comprises:- Entrance hallway, cloak/wc, sitting room, kitchen/breakfast room. The first floor has a spacious lounge and master bedroom. The second floor has three further bedrooms and a family bathroom/wc. Outside there is an enclosed rear garden with sunny aspect, driveway and garage.

Ayden Grove lies on the outskirts of Newton Hall, close to a range of local shops and amenities. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre, which lies approximately 2 miles distant. Newton Hall is ideally placed for commuting purposes, as it lies close to a good local road network providing access to other regional centres.

Entrance Hallway

Cloakroom/wc

Sitting Room

12'7 x 8'4 (3.84m x 2.54m)

Kitchen / Breakfast Room

14'7 x 12 (4.45m x 3.66m)

First Floor Landing

Lounge

14'6 x 12'7 (4.42m x 3.84m)

Master Bedroom

14'7 x 12'1 (4.45m x 3.68m)

Second Floor Landing

Bedroom Two

14'7 x 13 (4.45m x 3.96m)

Bedroom Three

10'2 x 7'4 (3.10m x 2.24m)

Bedroom Four

10'7 x 6'11 (3.23m x 2.11m)

Family Bathroom

Tenure - Freehold

Council Tax Band C - Approx. £1841 PA



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(98-100) A	90	
(88-91) B		
(78-80) C	80	
(68-74) D		
(58-64) E		
(48-54) F		
(38-44) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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