



Welcome to this charming property located in the sought-after area of Grange Court, Newton Aycliffe. This delightful house boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms, there is plenty of room for the whole family to unwind and enjoy a peaceful night's sleep. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this lovely home is the parking provision for up to three vehicles, making it ideal for those with multiple cars.

Located in a tranquil neighbourhood, this house offers a perfect blend of comfort and practicality. Whether you are looking for a place to call home or an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this house your own and enjoy the wonderful lifestyle it has to offer in Newton Aycliffe.

Grange Court, Newton Aycliffe, DL5 4RN

3 Bedroom - House - Detached

£190,000

EPC Rating:

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Grange Court, Newton Aycliffe, DL5 4RN



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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