



# CARVERS

SALES & LETTINGS

Hartley Road

Newton Aycliffe, DL5 4NR

Offers in the region of £95,000

House - Terraced



2

1

1

Offered for sale with NO ONWARD CHAIN this 2 bedroom mid terrace property is decorated in a neutral palette throughout and features a dual aspect living room and fitted kitchen, two double bedrooms with built-in storage and a recently installed family bathroom/WC with overhead shower. There is an enclosed garden to the front of the property with sizeable enclosed gardens to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal starter home or suit anyone wishing to downsize. Newton Aycliffe Town Centre and local schooling are within a short walk.



- Dual aspect living room
- Two double bedrooms with built-in storage
- Enclosed front garden
- uPVC double glazing & GCH, (rads) with combi boiler
- Great central location
- Dual aspect fitted kitchen/dining room
- Bathroom/WC with modern white suite
- Sizeable enclosed rear garden
- No onward chain
- Ideal starter home

### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

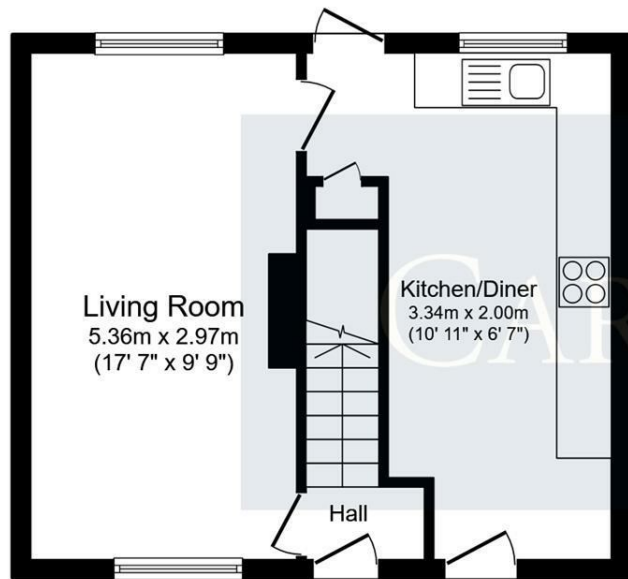
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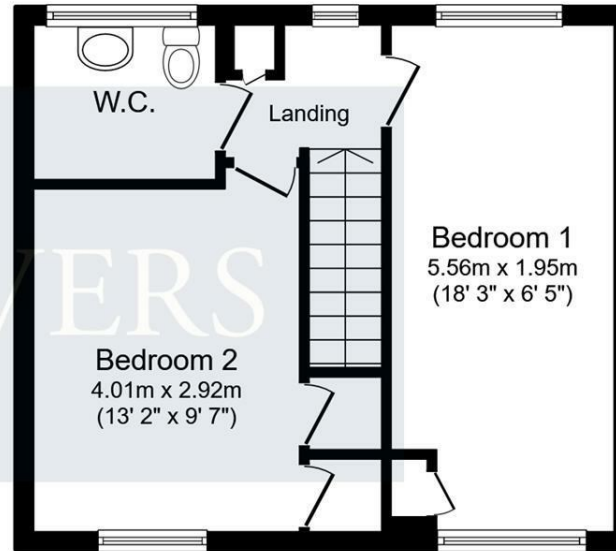
### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(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>		
Not energy efficient - higher running costs		
<b>72</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
775.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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