



# CARVERS

SALES & LETTINGS

Callerton Rise  
Newton Aycliffe, DL5 4QR  
Offers over £80,000

House - Terraced

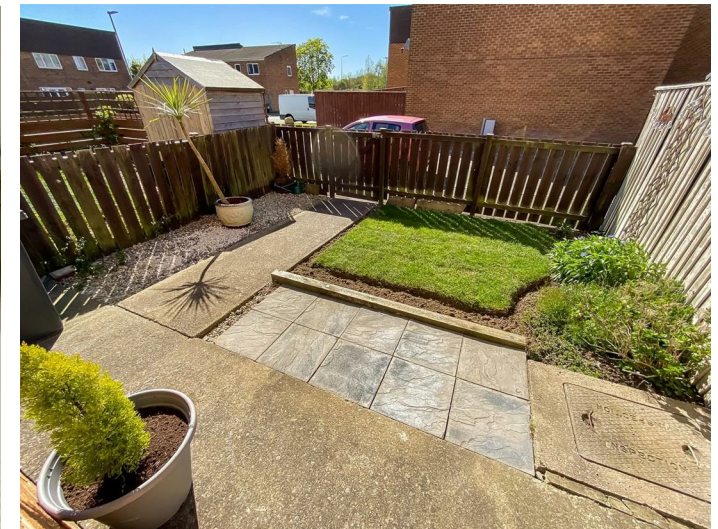


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Offered for sale with NO ONWARD CHAIN this 3 BEDROOM end-link property enjoys a pleasant, convenient location close to local amenities and schooling. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance hallway with built-in storage cupboards, ground floor WC, fitted kitchen/dining room, living room, 3 bedrooms and a family bathroom/WC. Externally there is an enclosed garden. An ideal home for a first time buyer, growing family or property investor.



- Ground floor WC
- Living room overlooking greenery to the rear
- Bathroom/WC
- uPVC double glazed windows & GCH, (rads)
- Ideal starter home or investment
- Fitted kitchen/dining room
- 3 bedrooms
- Enclosed garden
- No onward chain

### Agents Notes

Tenure:- Freehold

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

uPVC double glazed windows

Council Tax:- Band A

Local Authority:- Durham County Council

### Buyer(s) Identification Checks


Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### 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)



# AWAITING FLOOR PLAN

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 

Property size taken from EPC sq ft



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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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