



CARVERS

SALES & LETTINGS

Malvern Way

Greenfields, Newton Aycliffe, DL5 7PR

Offers in the region of £129,950

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN this beautifully presented SEMI-DETACHED property enjoys a lovely CUL-DE-SAC location on the popular "Greenfields" development. Equipped with uPVC double glazing and gas central heating to radiators the property features an entrance vestibule, sizeable living room with under-stair storage cupboard, fitted kitchen/dining room and a uPVC double glazed conservatory. The first floor landing features a built-in storage cupboard with large principal bedroom, (also having built-in storage), and a larger than average second bedroom with built-in wardrobes. In addition there is a bathroom/WC with modern white suite. Externally there is an open plan garden to the front of the property with driveway and enclosed gardens to the rear, not overlooked, comprising lawn and patio areas.



- Living room
- uPVC conservatory
- Bathroom/WC with contemporary white suite
- Attractive enclosed rear garden with lawn and patio areas
- Greenfields location
- Fitted kitchen/dining room
- Two good size bedrooms with built-in storage
- Driveway
- Cul-de-sac
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

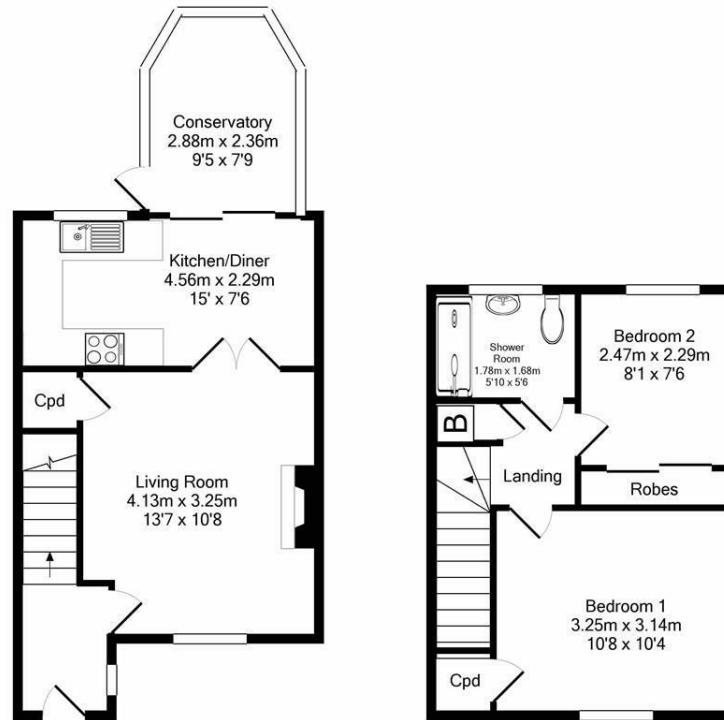
Buyer(s) Identification Checks

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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
APPROX. FLOOR
AREA 37.7 SQ.M.
(405 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 29.4 SQ.M.
(316 SQ.FT.)

MALVERN WAY, NEWTON AYCLIFFE, DL5 7PR.
TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (722 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
645.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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