CARVERS

SALES & LETTINGS

Atkinson Gardens

Aycliffe Village, DL5 6LH

Offers over £175,000

House - Semi-Detached

3

2

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Offered for sale with NO ONWARD CHAIN this 3 BEDROOM semi-detached property pleasantly overlooks a central green to the front within this popular village location. Equipped with gas central heating to radiators and uPVC double glazing the property comprises an entrance hallway, dining room to the front, large living room with French doors opening to the rear garden and a fitted kitchen with internal door to the attached garage. The first floor features 3 bedrooms and a shower room with separate WC. Externally there is a driveway to the side of the property with gated access with enclosed garden to the rear.

- Extended
- Large living room with French doors
- Shower room with separate WC
- Attached garage
- No onward chain
- Fitted kitchen
- Separate dining room
- Driveway
- Popular village location

Agents Notes
Tenure:- Freehold

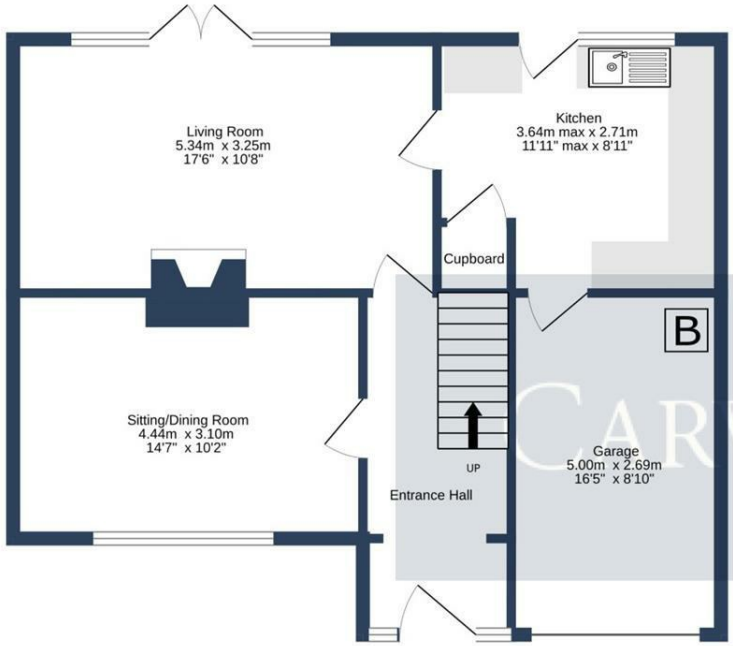
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

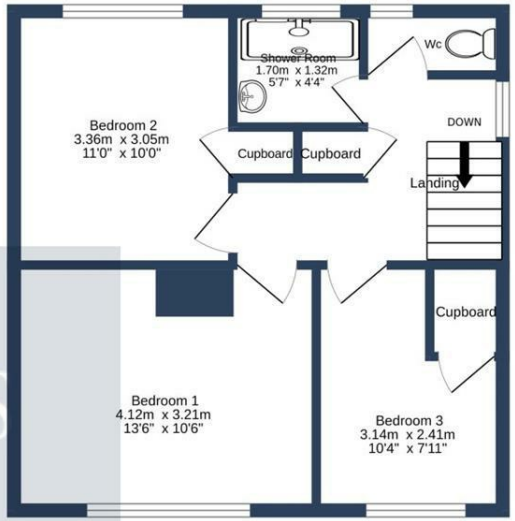
Council Tax:- Band C
Local Authority:- Durham County Council

Buyer(s) Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

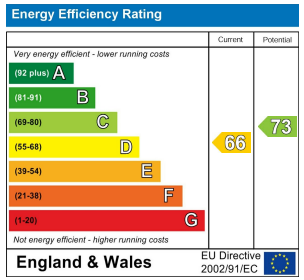
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



GROUND FLOOR



1ST FLOOR



Property size taken from EPC
979.00 sq ft

ATKINSON GARDENS, AYCLIFFE VILLAGE. DL5 6LH.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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