



# CARVERS

SALES & LETTINGS

Chestnut Way

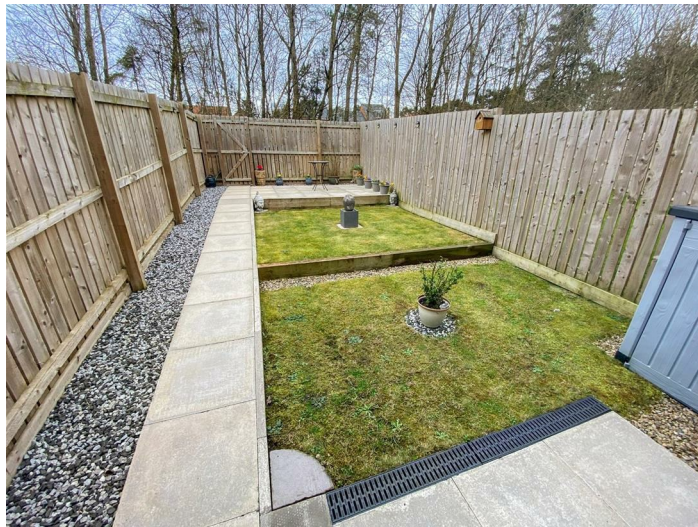
Newton Aycliffe, DL5 7BF

Offers in the region of £145,000

House - Terraced



A beautifully presented mid-link property pleasantly situated on the popular "Elder Gardens" development to the Northern outskirts of Newton Aycliffe. Upon entering, you are greeted by a welcoming entrance vestibule that leads into a spacious kitchen/dining room. This area is equipped with built-in cooking appliances, a fridge/freezer, a washing machine, and a dishwasher, making it perfect for both everyday meals and entertaining guests. The living room, bathed in natural light, boasts French doors that open directly onto the beautifully landscaped rear garden, providing a seamless connection between indoor and outdoor living. The first floor comprises two generously sized bedrooms, with the second bedroom benefiting from built-in storage, ensuring ample space for your belongings. The bathroom/WC is conveniently located on this level, featuring a modern design that complements the overall aesthetic of the home. Externally, the property offers a driveway for one vehicle, enhancing convenience for residents. The rear garden is a true highlight, enclosed and landscaped, it overlooks tranquil woodland, creating a peaceful retreat for relaxation or outdoor activities. This home is beautifully presented throughout, featuring gas central heating to radiators and uPVC double glazed windows, ensuring comfort and energy efficiency. With its modern amenities and attractive location, this property is an excellent opportunity for those seeking a stylish and comfortable home in Newton Aycliffe.



## Premium Conveyancing

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- \* Evidence of title
- \* Standard searches (regulated local authority, water & drainage & environmental)
- \* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

## 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

## Buyer(s) Identification Checks

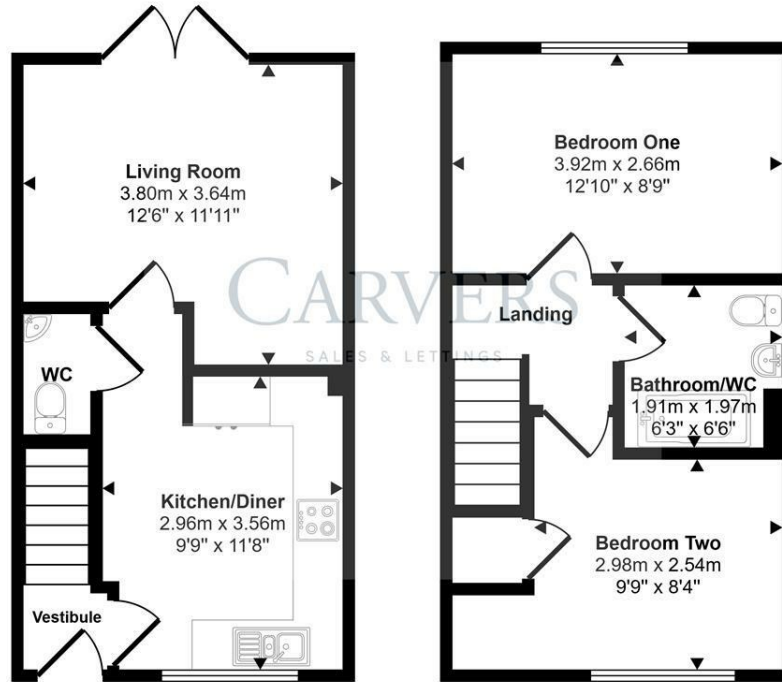
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)



Approx Gross Internal Area  
58 sq m / 620 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

First Floor  
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(51-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Searching 1,000s of mortgages**  
Access to 12,000+ products from 90+ lenders across the UK.  
Call: 01325 370341 Visit: Any of our offices  
Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)

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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.