



**CARVERS**  
SALES & LETTINGS

Greville Way  
Newton Aycliffe, DL5 5EX  
Offers in the region of £115,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM family home features a DRIVEWAY and SIZEABLE ENCLOSED GARDENS to the rear.

An internal viewing will reveal two inviting reception rooms that provide space for relaxation and entertaining. The living room and dining room both overlook the rear garden.

The kitchen, complete with a utility room and a convenient ground floor WC, ensures that daily tasks are handled with ease. Upstairs, you will find three bedrooms, all of which also enjoy views of the rear garden, allowing for a peaceful retreat at the end of the day. The first floor is further enhanced by a wet room/WC, adding to the home's functionality.

The property benefits from uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Additionally, the inclusion of roof solar panels is a notable feature, promoting sustainability and potentially reducing energy costs.

Outside, the front of the property boasts a driveway, while the rear garden offers a private outdoor space, perfect for gardening enthusiasts or family playtime.



- Entrance porch & hallway with return staircase to first floor
- Living room with separate dining room overlooking rear garden
- Kitchen
- Utility room with ground floor WC
- 3 bedrooms overlooking rear garden
- Wet room/WC
- Sizeable enclosed rear gardens
- Driveway
- uPVC double glazing, solar panels & GCH, (rads)
- No onward chain

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage  
uPVC double glazing throughout  
Roof solar panels

Council Tax:- Band A

Local Authority:- Durham County Council

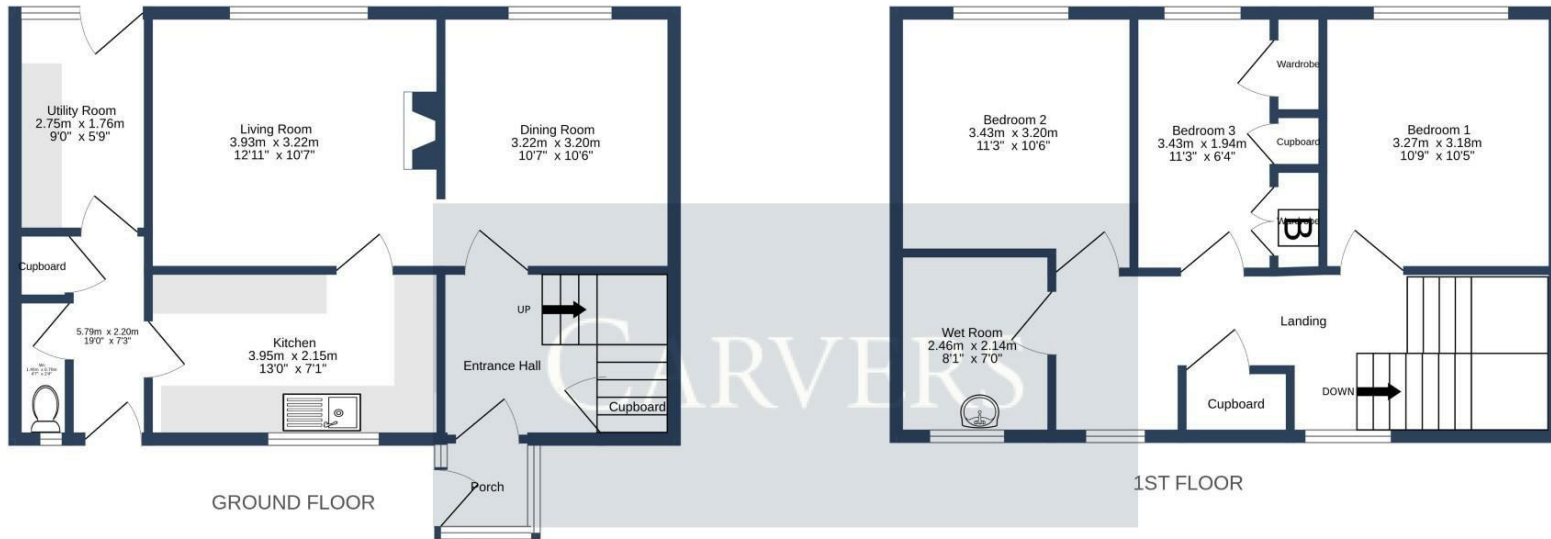
## Buyer(s) Identification Checks

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)





GREVILLE WAY, NEWTON AYCLIFFE DL5 5EX.

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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	77
	EU Directive 2002/91/EC	

Property size taken from EPC  
1033.00 sq ft

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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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