



CARVERS

SALES & LETTINGS

Youens Crescent
Newton Aycliffe, DL5 4ZE
Price £199,950

House - Detached



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****IN NEED OF UPDATING & IMPROVEMENT**** Offered for sale with NO ONWARD CHAIN this 5 BEDROOM detached property features accommodation over three floors with TWO EN-SUITE's, conservatory and an attached GARAGE. Equipped with gas central heating and uPVC double glazing the property comprises entrance hallway with built-in storage cupboard and ground floor WC, bay-windowed living room, open plan kitchen/dining room and a conservatory. The first floor features a principal bedroom with en-suite shower room/WC, three further bedrooms and a family bathroom/WC. The second floor features an additional bedroom with en-suite shower room/WC. Externally there are gardens to the front and rear with driveway leading to an attached garage.



- Three-storey detached family home
- Open plan kitchen/dining room with French doors to conservatory
- Additional second floor bedroom with ensuite shower room/WC
- Attached garage
- No onward chain
- Ground floor WC
- Four first floor bedrooms, (one with ensuite shower room/WC), & family bathroom/WC
- Driveway
- Modernisation and improvement required throughout
- Cobblers Hall location

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

No appliances or services have been, or will be, tested prior to an exchange of contracts taking place and the property is sold as seen

Buyer(s) Identification Checks

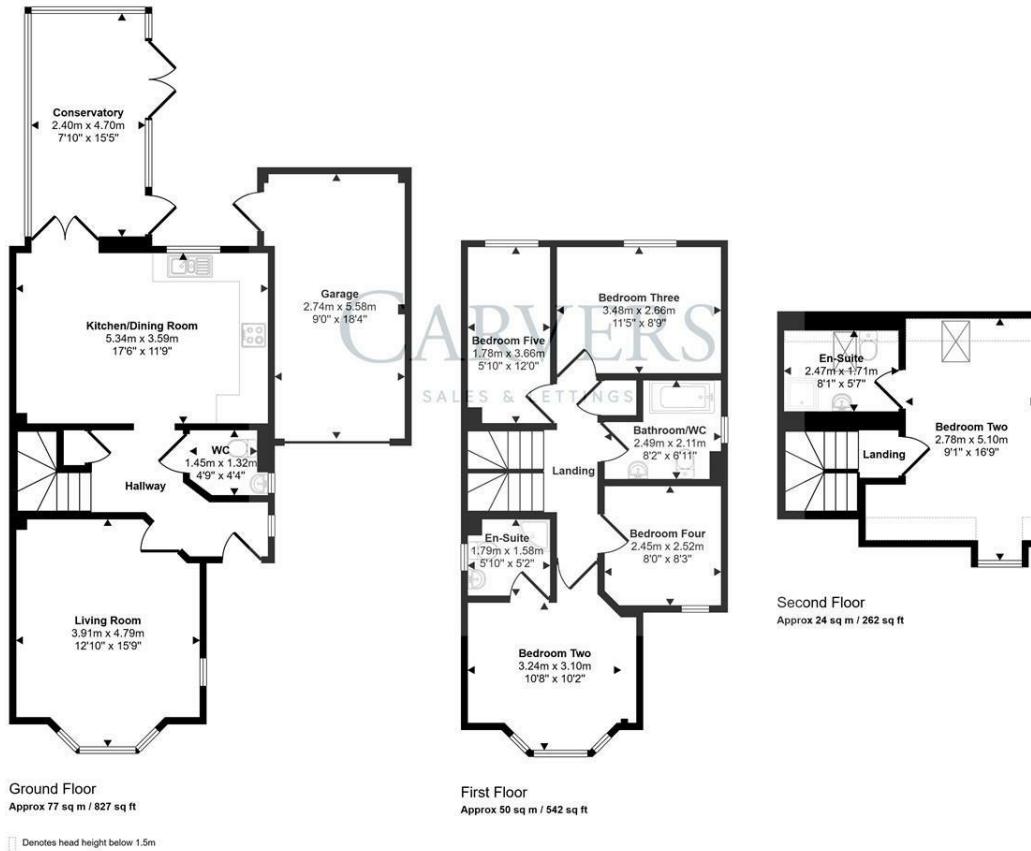
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Property Size

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)



Approx Gross Internal Area
151 sq m / 1630 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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
1216.00 sq ft

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

The Property Ombudsman RICS naea propertymark arla propertymark Ethical Agent Network

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