

CARVER
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Westfields

School Aycliffe, Newton Aycliffe, DL5 6PX

Offers in the region of £299,950

House - Detached
4 Bedroom/s
2 Bathroom/s

SALE AGREED BY CARVERS A beautiful DETACHED family home enjoying an elevated position in this lovely CUL-DE-SAC location. This split-level property features a ground floor principal bedroom with built-in wardrobes and an en-suite shower room/WC, large first floor living room with full-height windows and fabulous views to the front, a modern fitted kitchen/dining/living room with patio door opening to the rear garden and a useful utility room. In addition there are three further bedrooms and a shower room/WC. Externally there is a driveway to the front of the property, an integral double garage with electric up and over door and established enclosed gardens to the rear which are not directly overlooked.















- Split-level detached family home enjoying elevated position within cul-de-sac
- Large living room with full height windows providing fabulous views to the front
- Three first floor bedrooms
- Integral double garage
- Ground floor principal bedroom with built-in wardrobes and en-suite shower room/WC
- Modern fitted kitchen/dining/sitting area with patio door to rear garden
- First floor shower room/WC
- Popular School Aycliffe location

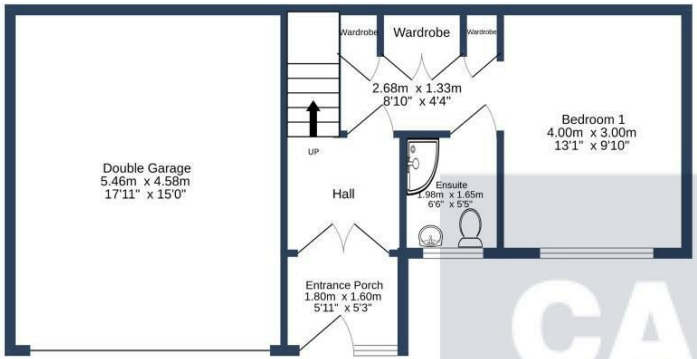
Agents Notes
Tenure:- Freehold

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

Council Tax:- Band D
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, garage)



GROUND FLOOR



1ST FLOOR

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WESTFIELDS, SCHOOL AYCLIFFE. DL5 6PX

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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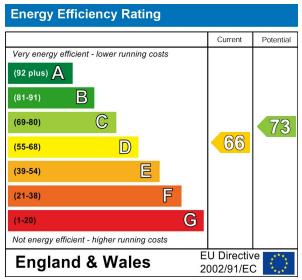

Property Size from EPC
1367.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



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