



CARVERS
SALES & LETTINGS

Carr Place
Newton Aycliffe, DL5 5BL
Offers in the region of £125,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this END-TERRACE property has recently been updated and improved throughout and features a large open plan fitted/kitchen/dining room with French doors opening to the rear garden, utility room and first floor shower room/WC. Warmed by gas central heating to radiators with uPVC double glazing the property would make an ideal starter or family home and we would encourage an internal viewing at the earliest opportunity.



- ****SALE AGREED BY CARVERS****
- Sizeable open plan fitted kitchen/dining room with French doors to rear garden
- 3 bedrooms
- Enclosed rear garden
- No onward chain
- Living room overlooking green to the front
- Utility room
- Shower room/WC
- uPVC double glazing & GCH, (rads)
- End terrace

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

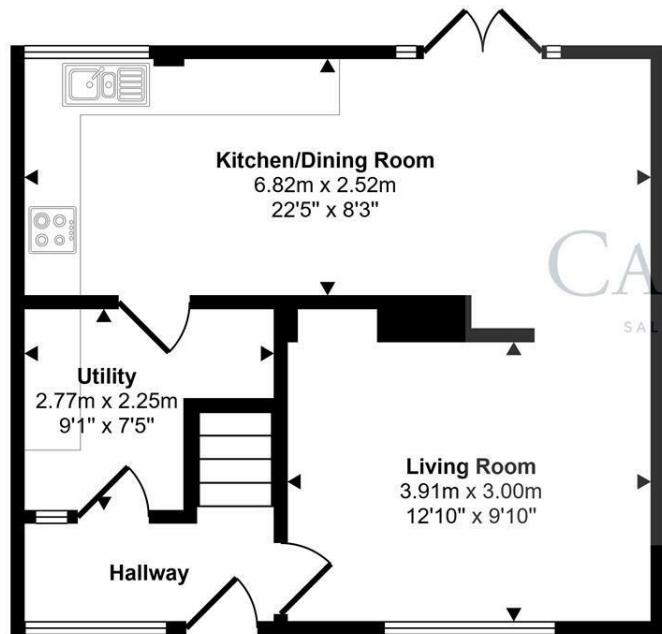
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity,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

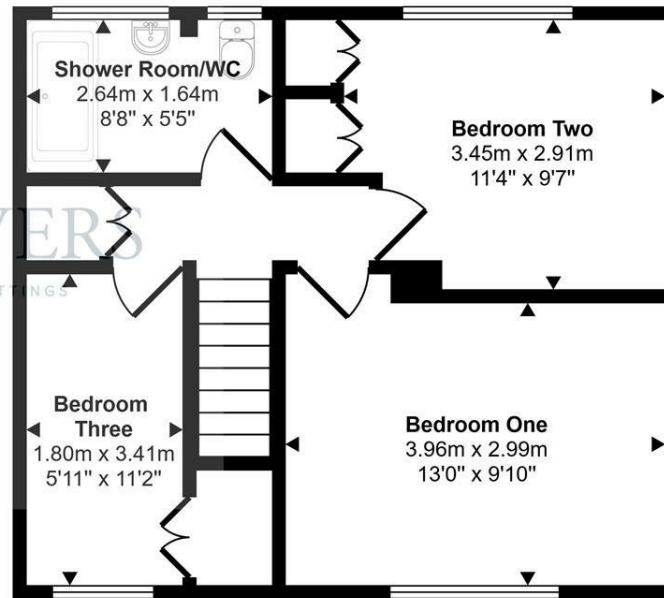
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 42 sq m / 451 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		
(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	75	81
	EU Directive 2002/91/EC	

Property size taken from EPC
904.00 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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