

CARVERS

SALES & LETTINGS

Durham Road

Aycliffe Village, DL5 6LJ

Offers in the region of £120,000

House - Semi-Detached

2

2

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Offered for sale with NO ONWARD CHAIN this 2 bedroom SEMI-DETACHED property requires modernisation throughout yet features a GROUND FLOOR WC and a DETACHED SINGLE GARAGE.

An internal viewing will reveal a living room, located at the front of the house, with separate dining room seamlessly connecting to an extended fitted kitchen, creating a wonderful space for family meals and gatherings.

On the first floor, you will find two generously sized double bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom, complete with a WC, ensures that all your needs are met. The ground floor also boasts a convenient WC, enhancing the practicality of the home.

Outside, the property is complemented by a front garden and a side driveway which leads to a detached single garage. The enclosed rear garden is perfect for enjoying the outdoors in privacy, making it an ideal space for children to play or for hosting summer barbecues.

This home benefits from uPVC double glazing and gas central heating to radiators, ensuring warmth and energy efficiency throughout the year.

Situated just a few minutes' drive from the A1M, this lovely village location provides easy access to both Darlington and Newton Aycliffe, making it an excellent choice for commuters.









- Semi-detached
- Fitted kitchen
- Two double bedrooms
- Detached garage
- uPVC double glazing & GCH, (rads)
- Living room with separate dining room
- Ground floor WC
- Driveway
- Sizeable enclosed rear garden
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B
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.

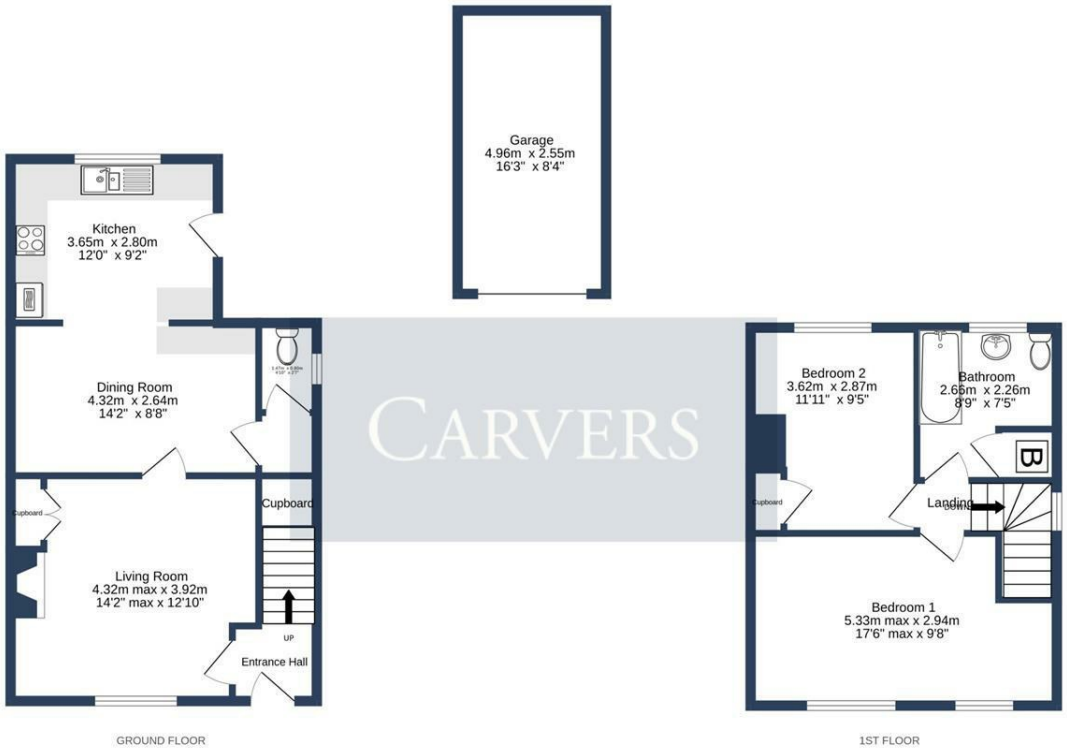
Property Size

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)



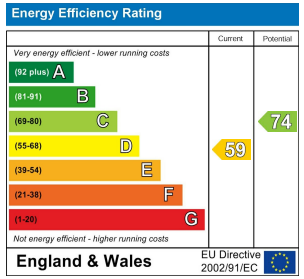






DURHAM ROAD, AYCLIFFE VILLAGE, DL5 6LJ.

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 taken from EPC
893.00 sq ft



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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.

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