



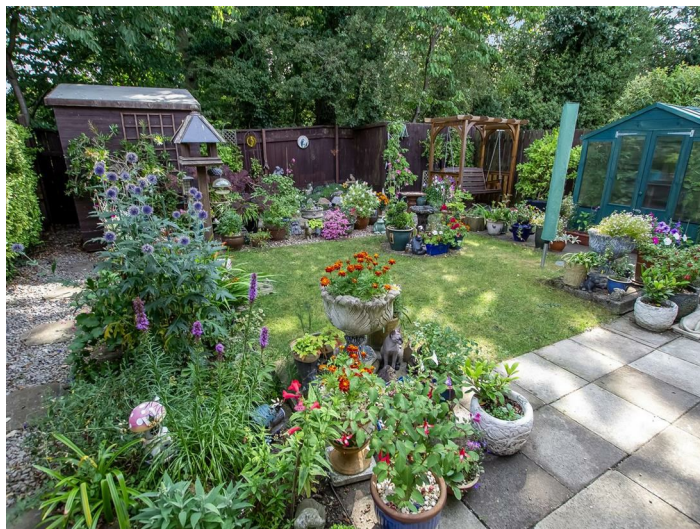
CARVERS
SALES & LETTINGS

Hurworth Hunt
The Chase, Newton Aycliffe, DL5 7LJ
Offers in the region of £199,950

House - Detached



This family home enjoys a most convenient location within walking distance of reputable local schooling. Upon entering, you are greeted by an entrance hallway that leads to a convenient ground floor WC. The living room is a bright and inviting space, perfect for relaxation or entertaining guests. Adjacent to this, the separate dining room features French doors that open onto the beautifully enclosed private rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is well-equipped and includes an under-stair storage cupboard, providing ample space for all your culinary needs. Additionally, a utility room adds to the functionality of the home, making laundry chores a breeze. The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom/WC is fitted with a modern white suite, with shoe over bath, ensuring a fresh and contemporary feel. Outside, the property benefits from a driveway that leads to an attached garage for added convenience. The rear garden is a true highlight, offering a private oasis for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. This property is not just a house; it is a home that promises comfort and convenience in a lovely neighbourhood. With its thoughtful layout and appealing features, it is sure to attract those looking for a delightful living space in Newton Aycliffe.



- Ground floor WC
- Fitted kitchen
- Family bathroom/WC with modern white suite
- Attached garage
- Popular "Chase" location
- Dining room with French doors
- Utility room
- Driveway
- Beautiful enclosed rear garden

Sale Ready Pack

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- * Evidence of title
- * Standard searches (regulated local authority, water & drainage & environmental)
- * Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

Buyer(s) Identification Checks

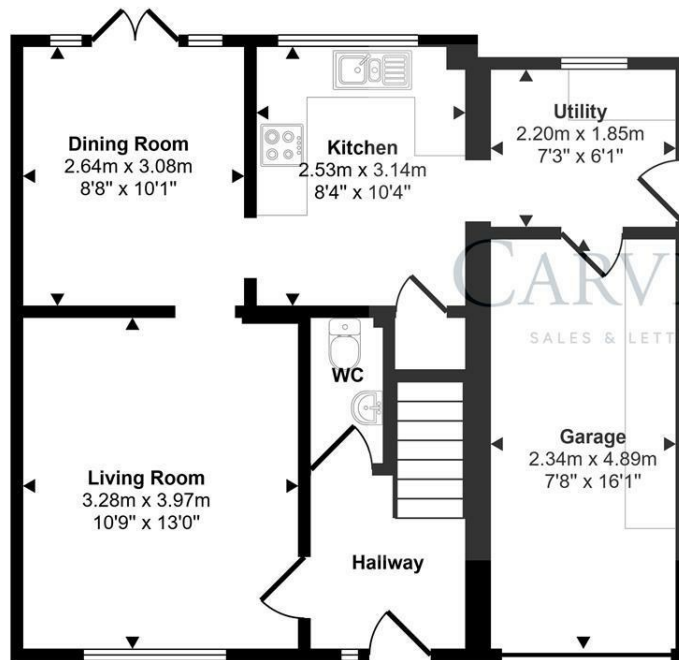
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity,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

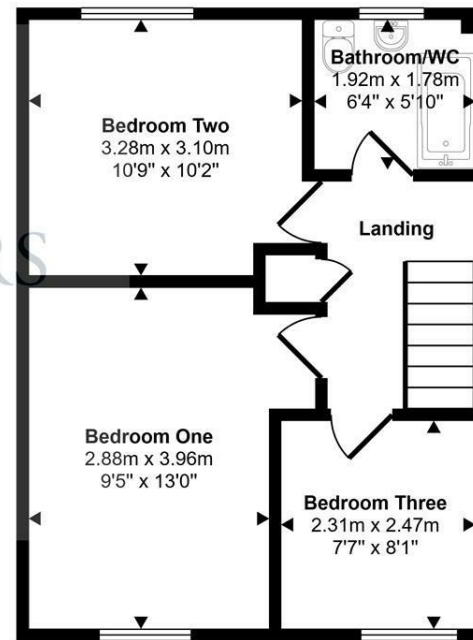
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
94 sq m / 1017 sq ft



Ground Floor
Approx 56 sq m / 601 sq ft



First Floor
Approx 39 sq m / 416 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
936.00 sq ft

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



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