



# CARVERS

SALES & LETTINGS

Stephenson Way

Newton Aycliffe, DL5 7AA

Offers in the region of £70,000

House - Terraced



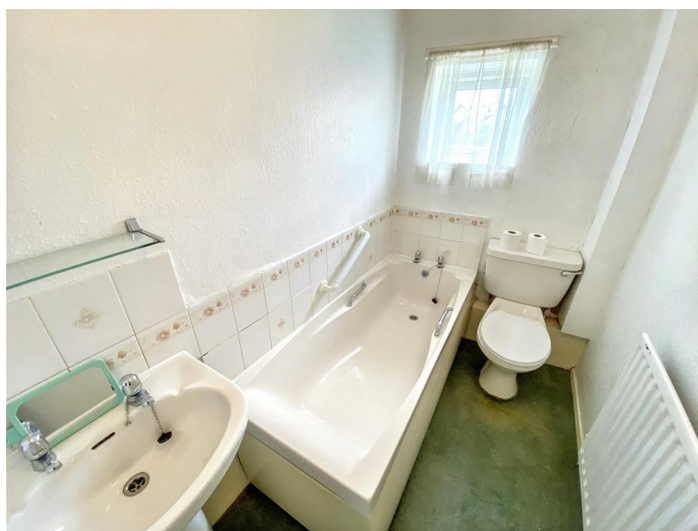
**\*\*Viewings are scheduled for Tuesday 30, June & Thursday 2, July - please contact us to book your appointment\*\***

Offered for sale with NO ONWARD CHAIN this END-TERRACE property is in need of modernisation and improvement throughout yet occupies a convenient location close to local schools, bus routes and amenities.

An internal viewing will reveal an entrance porch and hallway, spacious living room to the front whilst to the rear you will find a kitchen/dining room with built-in pantry cupboard. The first floor boasts a landing with built-in storage cupboards, leading to two double bedrooms. The second bedroom also benefits from additional built-in storage, providing ample space for your belongings. A conveniently located bathroom/WC completes the upper level.

The property is further enhanced by an enclosed front garden, offering a pleasant outdoor space, while the sizeable enclosed rear garden presents a wonderful opportunity for gardening enthusiasts or those wishing to create a tranquil retreat.

With uPVC double glazed windows and gas central heating to radiators the property would suit the needs of a first time buyer, investor or developer.



- End terrace
- Open plan kitchen/dining room
- Bathroom/WC
- Modernisation required throughout
- Living room
- Two double bedrooms
- Sizeable enclosed rear garden
- No onward chain

## Agents Notes

Tenure:- Freehold

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

Council Tax:- Band A

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

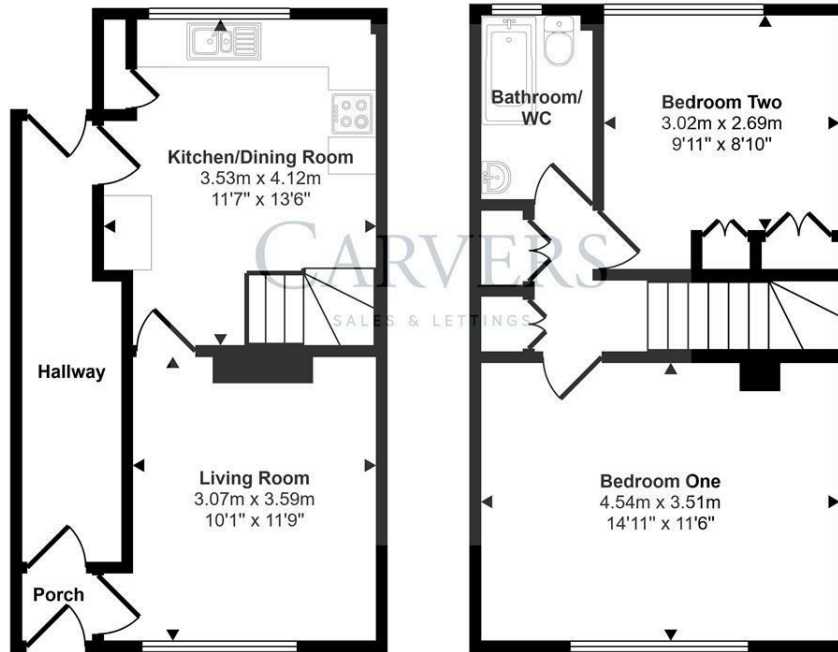
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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  
70 sq m / 749 sq ft



Ground Floor  
Approx 34 sq m / 362 sq ft

First Floor  
Approx 36 sq m / 388 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Property size taken from EPC  
775.00 sq ft

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