



**Pease Way, Newton Aycliffe, DL5 5NG**  
**Offers in the region of £70,000**

Offered for sale with NO ONWARD CHAIN this 2-bedroom mid-terrace property occupies a lovely position within walking distance of local amenities and bus routes. Equipped with gas central heating to radiators and uPVC double glazing the property features a ground floor WC and shower, open plan kitchen/dining room and two double bedrooms to the first floor with family bathroom/WC. Externally there is a low-maintenance enclosed garden to the rear.

2 bedroom/s  
House - Terraced

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: D

## Premium Conveyancing 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 A

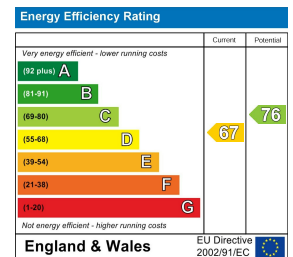
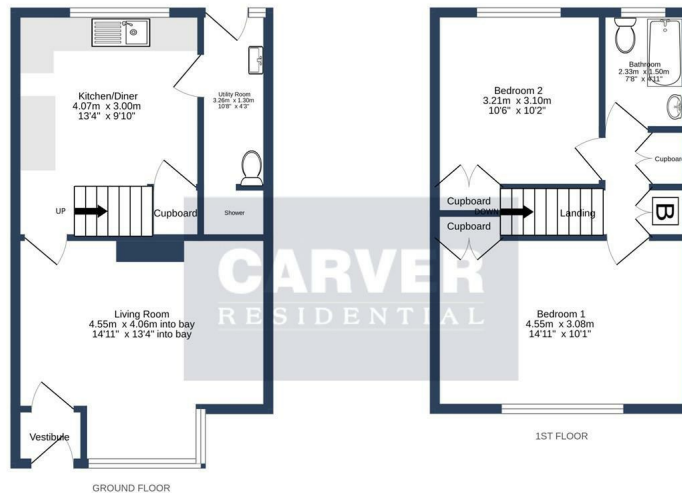
Local Authority:- Durham County Council

## 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



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given. Made with floorplan click2

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