



**CARVERS**  
SALES & LETTINGS

Malvern Way  
Greenfields, Newton Aycliffe, DL5 7PR  
Offers in the region of £129,950

House - Semi-Detached





Offered for sale with NO ONWARD CHAIN this beautifully presented SEMI-DETACHED property enjoys a lovely CUL-DE-SAC location on the popular "Greenfields" development. Equipped with uPVC double glazing and gas central heating to radiators the property features an entrance vestibule, sizeable living room with under-stair storage cupboard, fitted kitchen/dining room and a uPVC double glazed conservatory. The first floor landing features a built-in storage cupboard with large principal bedroom, (also having built-in storage), and a larger than average second bedroom with built-in wardrobes. In addition there is a bathroom/WC with modern white suite. Externally there is an open plan garden to the front of the property with driveway and enclosed gardens to the rear, not overlooked, comprising lawn and patio areas.





- Living room
- uPVC conservatory
- Bathroom/WC with contemporary white suite
- Attractive enclosed rear garden with lawn and patio areas
- Greenfields location
- Fitted kitchen/dining room
- Two good size bedrooms with built-in storage
- Driveway
- Cul-de-sac
- 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

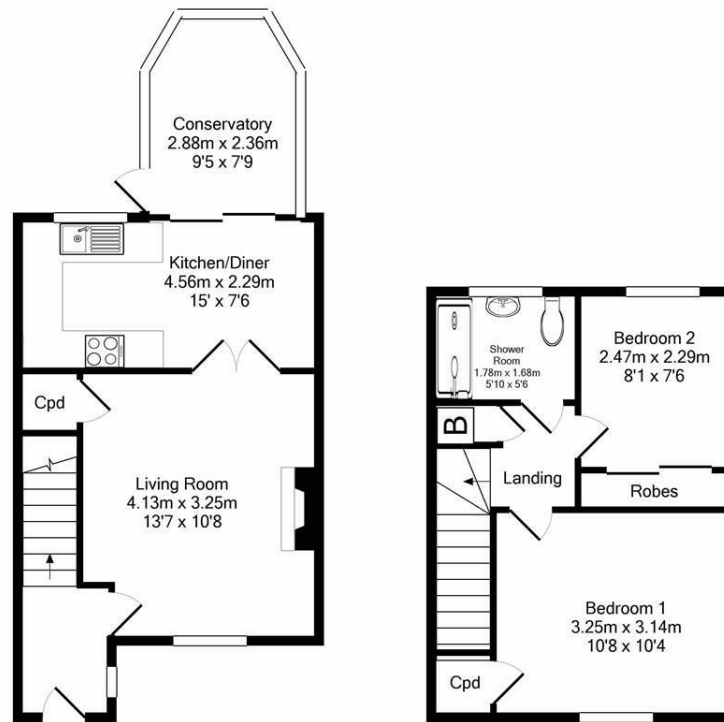
## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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 space not being calculated e.g. conservatory and/or garage)





GROUND FLOOR  
APPROX. FLOOR  
AREA 37.7 SQ.M.  
(405 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 29.4 SQ.M.  
(316 SQ.FT.)

MALVERN WAY, NEWTON AYCLIFFE, DL5 7PR.  
TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (722 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>86</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>                            | <b>65</b> | <b>65</b>                                                                                                      |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |

Property size taken from EPC  
645.00 sq ft

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