



CARVERS

SALES & LETTINGS

Walcher Road
Newton Aycliffe, DL5 4LU

Offers in the region of £75,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 2 bedroom mid-terrace property is ideally located within walking distance of Newton Aycliffe Town Centre. Equipped with gas central heating to radiators and uPVC double glazing the property features a living room, kitchen/dining room, two bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear.



- Open plan kitchen/dining room with French doors
- Enclosed rear garden
- uPVC double glazing
- Two double bedrooms
- No onward chain
- GCH, (rads)

Premium Conveyancing

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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

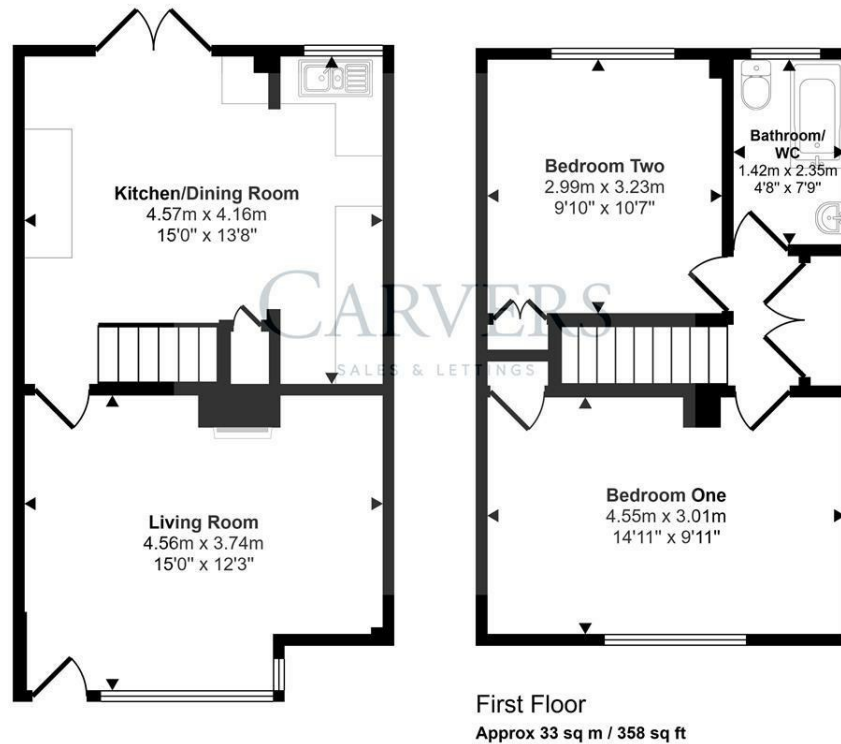
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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
69 sq m / 743 sq ft



Ground Floor
Approx 36 sq m / 385 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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
742.00 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.

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.