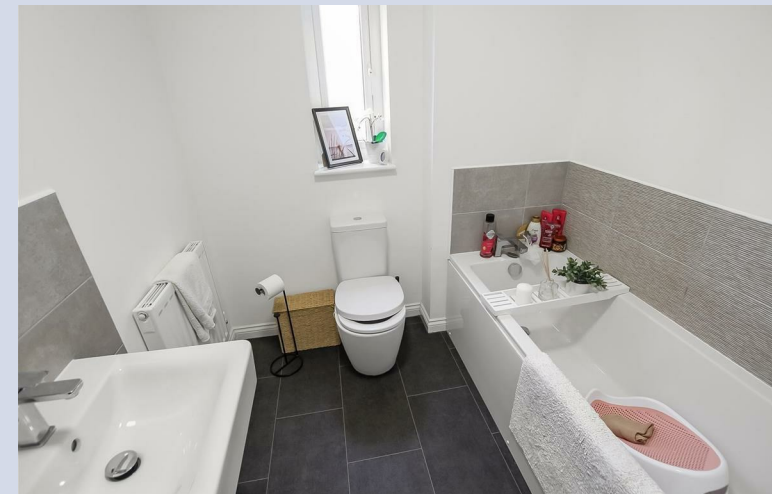




Occupying a pleasant location on this highly sought after development between Heighington and Newton Aycliffe and located within the Darlington Borough, this DETACHED family home features an inviting entrance hallway with ground floor WC, living room with walk-in bay, a large open plan fitted kitchen/dining room with French doors opening to the rear garden and a useful utility room. The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC, a second bedroom also having an en-suite shower room/WC, 2 further bedrooms and a family bathroom/WC. Externally there is driveway to the front of the property leading to the integral single garage with enclosed garden to the rear. An internal viewing is highly advised at the earliest opportunity.





Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

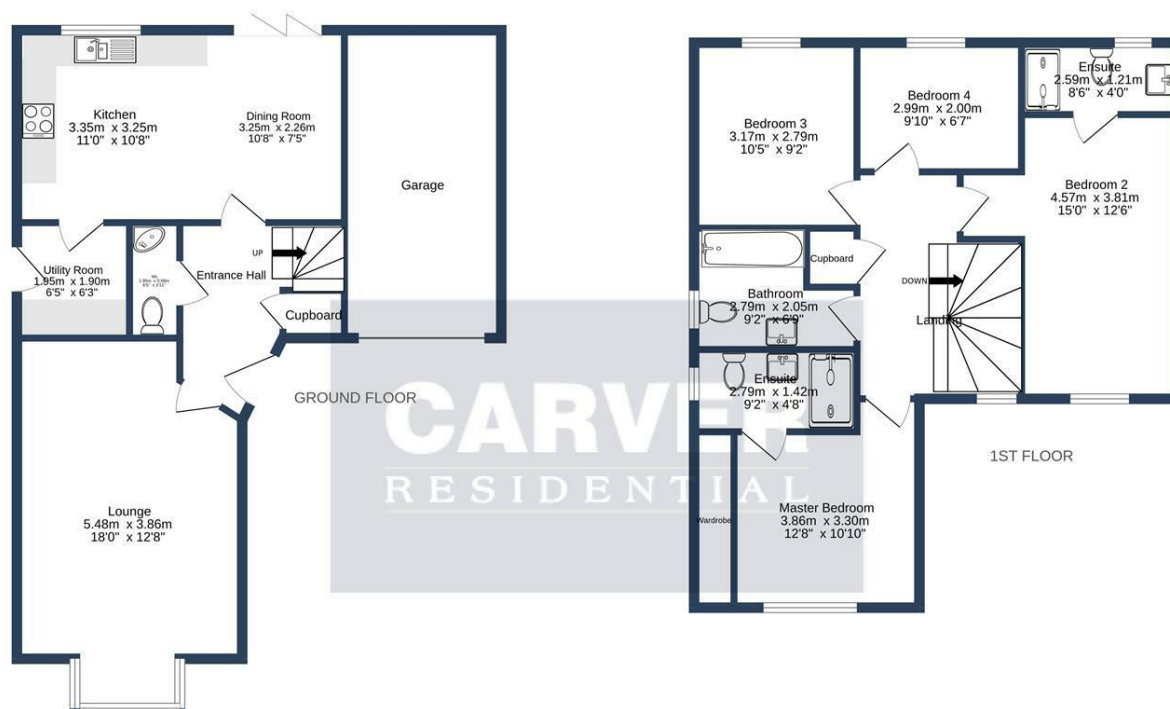
Council Tax:- Band D

Local Authority:- Darlington Borough Council

Green Belt Levy Charge:- £39.14 every 3 months

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.



SPINDLEBERRY WAY, SCHOOL AYCLIFFE. DL5 6GS.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	93
(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	

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MAB 6202



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