



CARVERS
SALES & LETTINGS

Tunstall Road
Newton Aycliffe, DL5 7AH
Offers over £80,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM family home features a large enclosed garden to the rear with gas central heating to radiators and uPVC double glazing. Although the property is in need of some updating and improvement it occupies a convenient location close to local amenities.



- 3 bedrooms
- Separate dining room
- uPVC double glazing
- Modernisation and improvement required throughout
- Dual aspect living room
- Sizeable enclosed rear garden
- GCH, (rads)
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

Buyer(s) Identification Checks

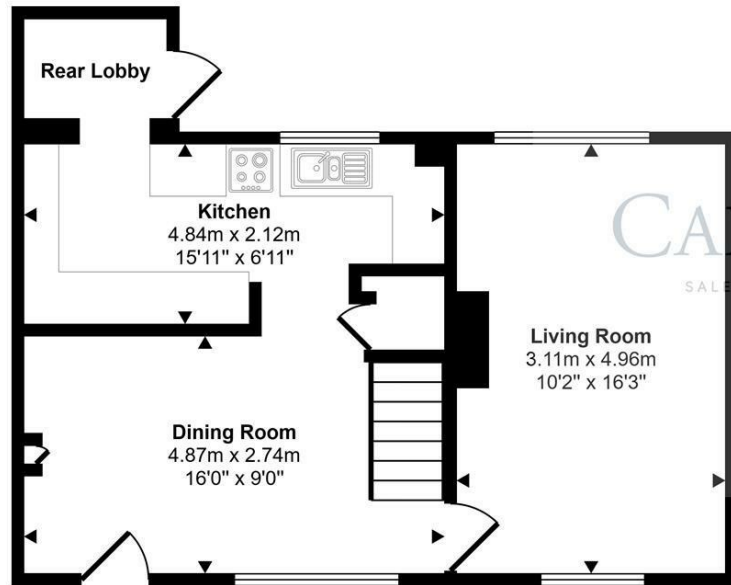
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity,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

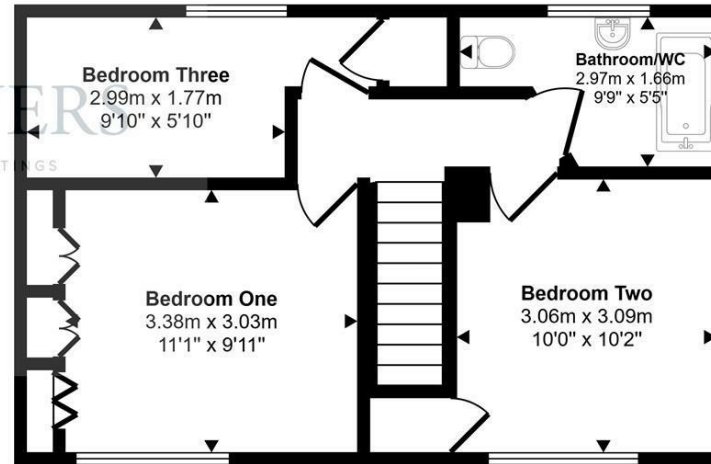
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
82 sq m / 888 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 40 sq m / 427 sq ft

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

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