



CARVERS

SALES & LETTINGS

Oakfield

Newton Aycliffe, DL5 7AS

Offers in the region of £105,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 bedroom mid-terrace property features a ground floor WC, driveway and a detached garage.

Upon entering, you are greeted by a welcoming entrance hallway, complete with a large walk-in cupboard and a convenient ground floor WC. The fitted kitchen is practical and functional, while the "L" shaped living/dining room is bathed in natural light, creating a warm and inviting atmosphere for relaxation and entertaining.

The principal bedroom boasts built-in wardrobes, providing ample storage, alongside two additional bedrooms that are perfect for children, guests, or a home office. The family bathroom/WC is well-appointed, catering to all your needs.

Outside, the property features an enclosed garden both at the front and rear, offering a private space for outdoor activities or simply enjoying the fresh air. The driveway accommodates one vehicle, and there is also a detached garage, providing further parking options or additional storage.

Recently redecorated throughout, this home benefits from new carpets on the staircase, landing, and bedrooms, ensuring a fresh and modern feel. With no onward chain, this property is ready for you to move in and make it your own.



- Entrance hallway with large built-in storage cupboard
- Fitted kitchen
- Built-in wardrobes to principal bedroom
- Driveway for one vehicle & detached garage
- Recently decorated throughout with new carpets to staircase, landing and bedrooms
- Ground floor WC
- "L" shaped living/dining room
- Family bathroom/WC
- uPVC double glazing & GCH, (rads)
- No onward chain

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

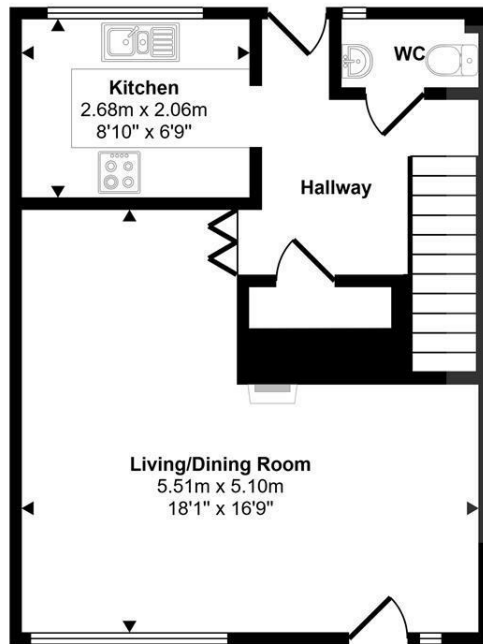
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Property Size

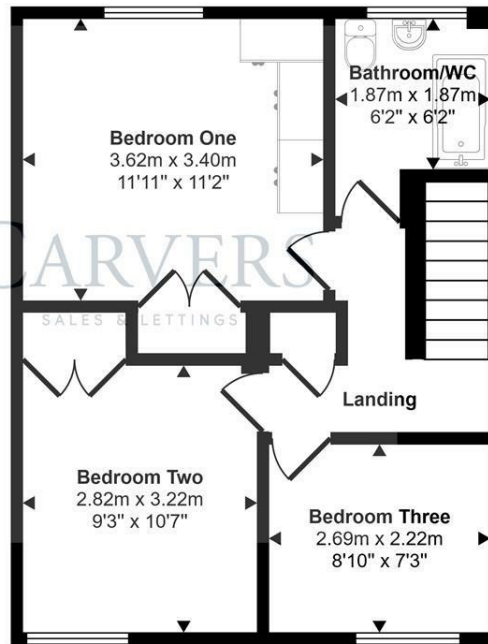
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



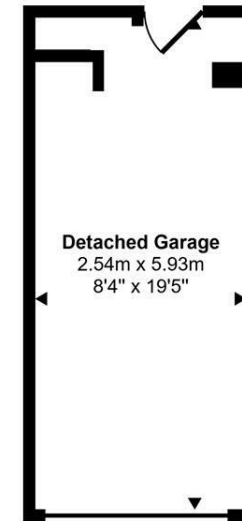
Approx Gross Internal Area
97 sq m / 1048 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 42 sq m / 451 sq ft



Garage
Approx 15 sq m / 162 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		
	70	76
	EU Directive 2002/91/EC	

Property size taken from EPC
1087.00 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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