



**CARVERS**  
SALES & LETTINGS

Durham Road  
Aycliffe Village, DL5 6LJ  
Offers in the region of £180,000

House - Semi-Detached



A beautiful SEMI-DETACHED property with fabulous EXTENDED open plan kitchen/dining room, ground floor WC, two double bedrooms, bathroom/WC with separate corner shower cubicle, sizeable enclosed rear garden and driveway with DETACHED GARAGE.

The living room boasts exposed floorboards and an electric stove, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the fabulous modern fitted kitchen, which seamlessly opens into an extended dining room. This area is enhanced by two "Velux" roof windows that flood the space with natural light, while French doors lead out to the beautifully landscaped rear garden, perfect for al fresco dining or simply enjoying the outdoors.

The accommodation comprises two spacious double bedrooms, with the second bedroom featuring built-in storage cupboard. The bathroom/WC is equipped with a contemporary four-piece suite, including a separate corner shower cubicle, ensuring both style and functionality.

Additional conveniences include a side lobby with a ground floor WC, a gravelled driveway to the front with detached garage. The sizeable enclosed rear garden is a true highlight, featuring both lawn and patio areas, ideal for family gatherings or quiet evenings.

Equipped with gas central heating to radiators and uPVC double glazing the property enjoys a pretty village location with local primary school, public houses and is well connected for access to nearby Darlington, Newton Aycliffe and the A1M.



- Entrance vestibule
- Fitted open plan kitchen/dining room with built-in stainless steel cooking appliances, fridge and freezer
- Principal bedroom to the front
- Bathroom/WC with separate corner shower cubicle
- Sizeable enclosed landscaped rear garden enjoying a good degree of privacy with lawn and patio areas
- Living room with feature exposed floorboards and electric stove
- Dining area with two Velux roof windows and French doors opening to rear garden
- Second double bedroom to the rear with built-in storage cupboard
- Gravelled driveway to the front with detached garage
- Popular village location ideal for the A1M

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

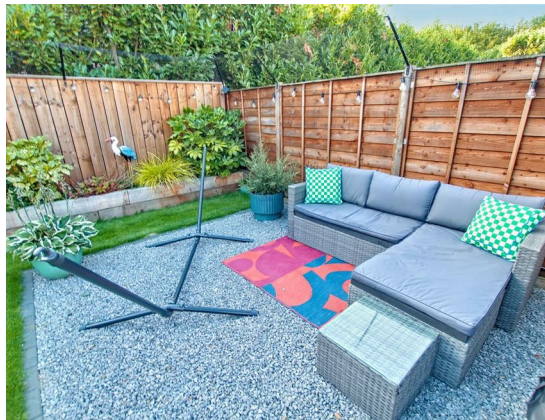
Local Authority:- Durham County Council

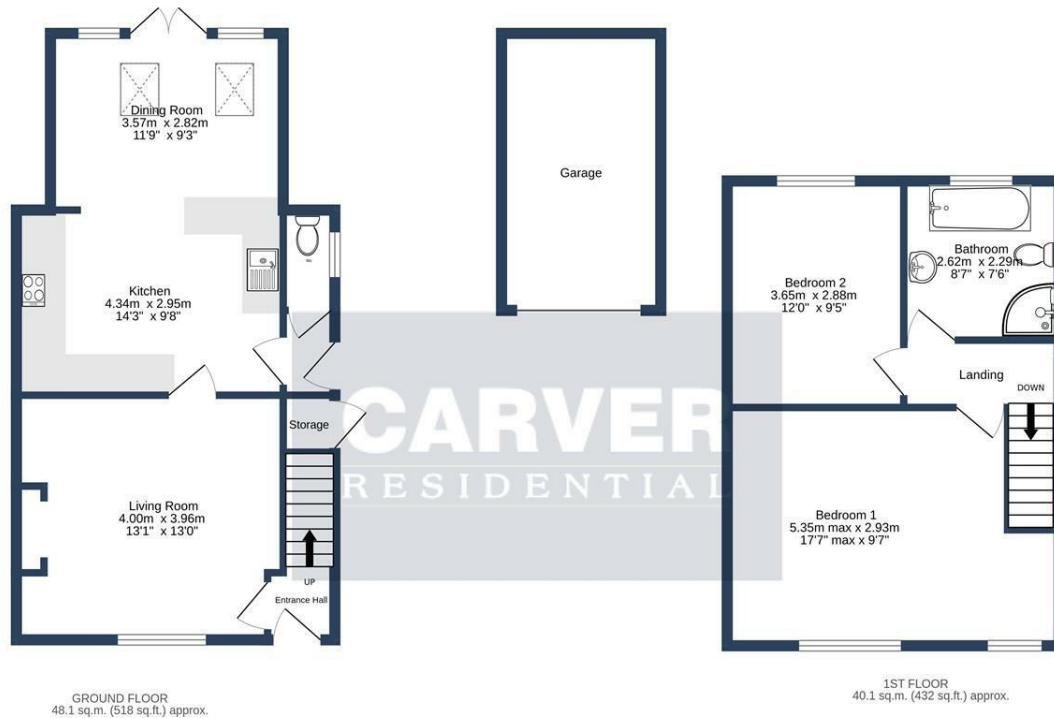
## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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)





DURHAM ROAD, NEWTON AYCLIFFE. DL5 6LJ.

TOTAL FLOOR AREA : 88.2 sq.m. (949 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>84</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>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Property size taken from EPC  
904.00 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.

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