



Offered for sale with NO ONWARD chain this SEMI-DETACHED property enjoys a pleasant cul-de-sac location, not overlooked to the rear, and features an open plan fitted kitchen/dining room, living room to the rear with French doors, DRIVEWAY and an enclosed rear garden. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal home for a first time buyer, small family or someone wishing to downsize.





- 3 bedrooms
- Living room with French doors
- Enclosed rear garden
- GCH, (rads)
- Fitted kitchen opening to dining room
- Driveway
- uPVC double glazing
- No onward chain

Agents Notes

Tenure:- Freehold

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

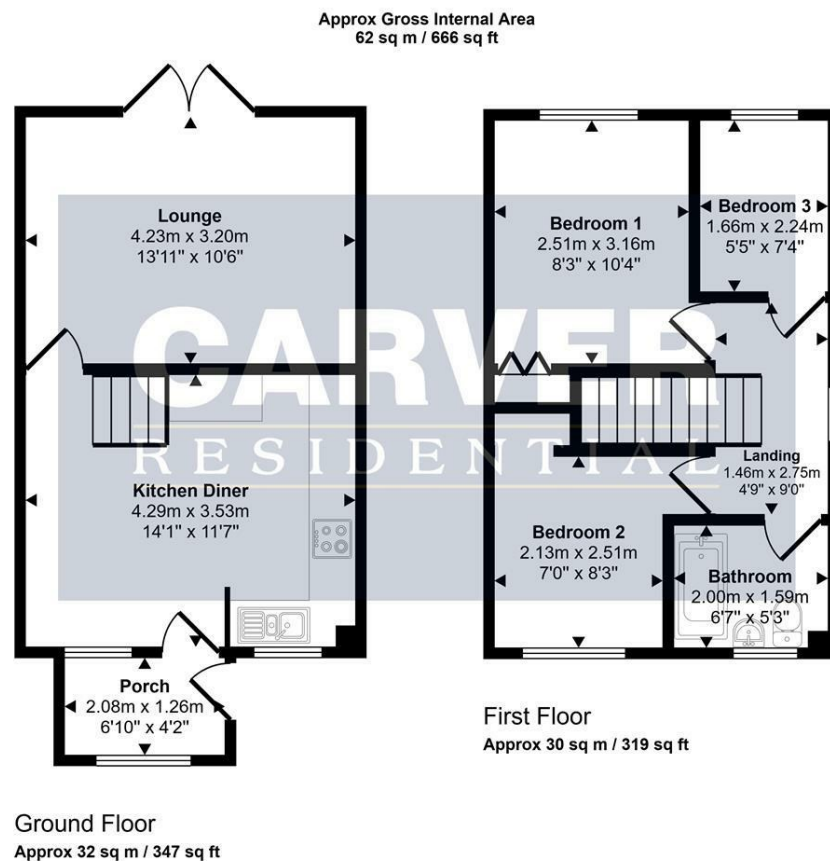
uPVC double glazing throughout

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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MAB 6202



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