



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Elwick Avenue
Newton Aycliffe, DL5 7HZ

Offers over £130,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM semi-detached property with SINGLE GARAGE is ideally located within walking distance of reputable local schooling. Equipped with gas central heating to radiators and uPVC double glazing the property would suit the needs of a first-time or family buyer.





- Generously proportioned kitchen/breakfast room
- Attached single garage
- Boiler replaced November 2023
- Driveway
- Byerley Park location close to local schooling
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

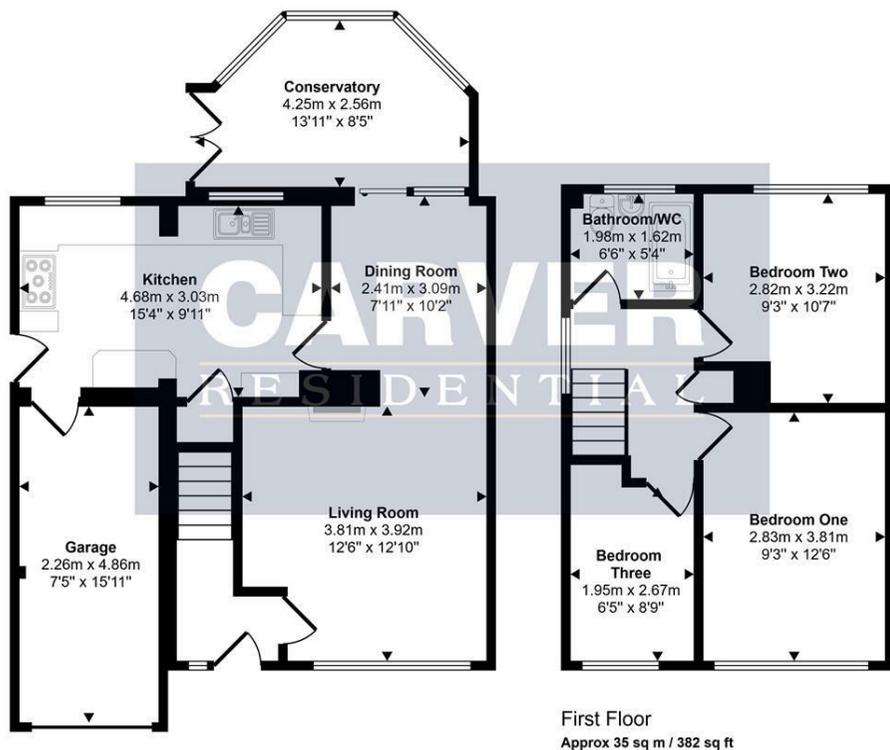
Council Tax:- Band

Local Authority:- Durham County Council

Buyer(s) Identification Checks

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

Approx Gross Internal Area
100 sq m / 1072 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(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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