



# CARVERS

SALES & LETTINGS

Bluestone Close

Newton Aycliffe, DL5 4FG

Offers in the region of £215,000

House - Detached



Occupying a cul-de-sac location this DETACHED family home features a ground floor WC, large fitted kitchen/dining room with French doors, en-suite shower room/WC to the principal bedroom and an integral single garage. Situated on the popular Cobblers Hall development an internal viewing will reveal an entrance vestibule, living room, kitchen/dining room, inner hall with ground floor WC whilst to the first floor there are three good size bedrooms, an en-suite shower room/WC and family bathroom/WC. There is a double width driveway to the front with enclosed garden to the rear enjoying a good degree of privacy.



- Living room
- Ground floor WC
- En-suite shower room/WC & family bathroom/WC
- Private enclosed rear garden
- Popular Cobblers Hall location
- Open plan fitted kitchen/dining room with French doors
- Three good size bedrooms
- Double width driveway & integral garage
- Lovely position off Bluestone Close
- Ideal family home

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

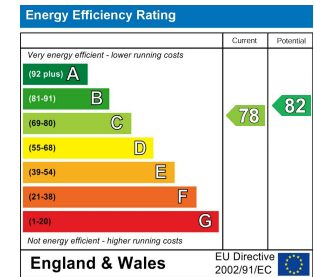
## Buyer(s) Identification Checks

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.

## 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, garage)





Property size taken from EPC  
979.00 sq ft



**Searching 1,000s of mortgages**  
Access to 12,000+ products from 90+ lenders across the UK.  
Call: 01325 370341 Visit: Any of our offices  
Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)

**Mortgage Advice Bureau**

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.







These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.