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**RESIDENTIAL**  
Sales · Lettings · Property Management

Fewston Close  
Newton Aycliffe, DL5 7HF

**Offers in the region of £85,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 2 double bedroom END-LINK property has the particular benefit of an enclosed patio garden to the front and a SIZEABLE ENCLOSED lawned garden to the rear. Equipped with gas central heating to radiator and uPVC double glazed windows, the property features a large living/dining room overlooking the rear garden, a fitted kitchen, two good size bedrooms and a family bathroom/WC with seperate corner shower cubicle. The property occupies a convenient location within walking distance of a number of reputable schools and local bus routes.





#### **Agents Notes**

Tenure:- Freehold

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

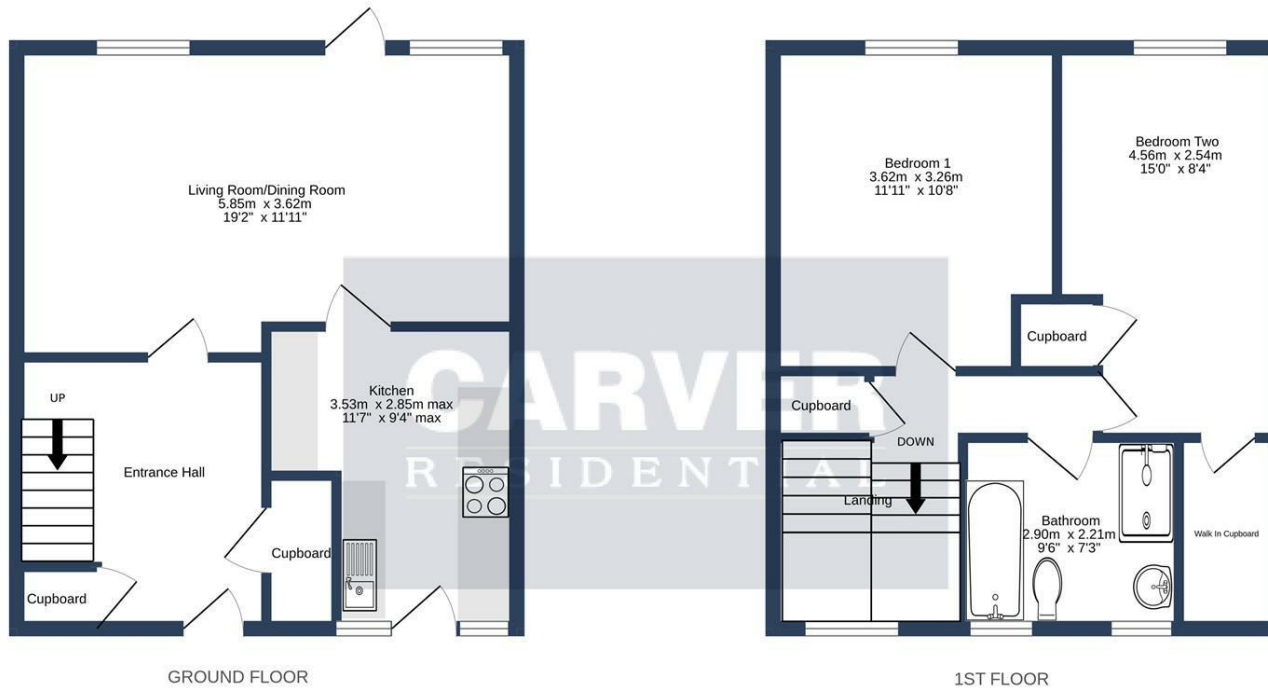
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

#### **Buyer(s) Identification Checks**

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
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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

FEWSTON CLOSE, NEWTON AYCLIFFE. DL5 7HF.

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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MAB 6202



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