

CARVERS

SALES & LETTINGS

St. Barbaras Walk

Newton Aycliffe, DL5 4AN

Offers in the region of £110,000

House - Terraced

3

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Offered for sale with NO ONWARD CHAIN this 3 BEDROOM end-link property features a DETACHED SINGLE GARAGE to the rear and is situated in the sought after Washington Crescent area of Newton Aycliffe. Equipped with gas central heating to radiators and uPVC double glazing the property comprises living room, kitchen/dining room, 3 bedrooms and a shower room/WC. Externally there is an enclosed garden to the front and rear with single garage.









- End terrace
- 3 bedrooms
- Enclosed gardens to both the front & rear
- Popular "Washington Crescent" location
- Open plan kitchen/dining room with free standing appliances included, (if required)
- Shower room/WC with modern white suite
- Large detached garage
- No onward chain

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 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)

Sale Ready Pack
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

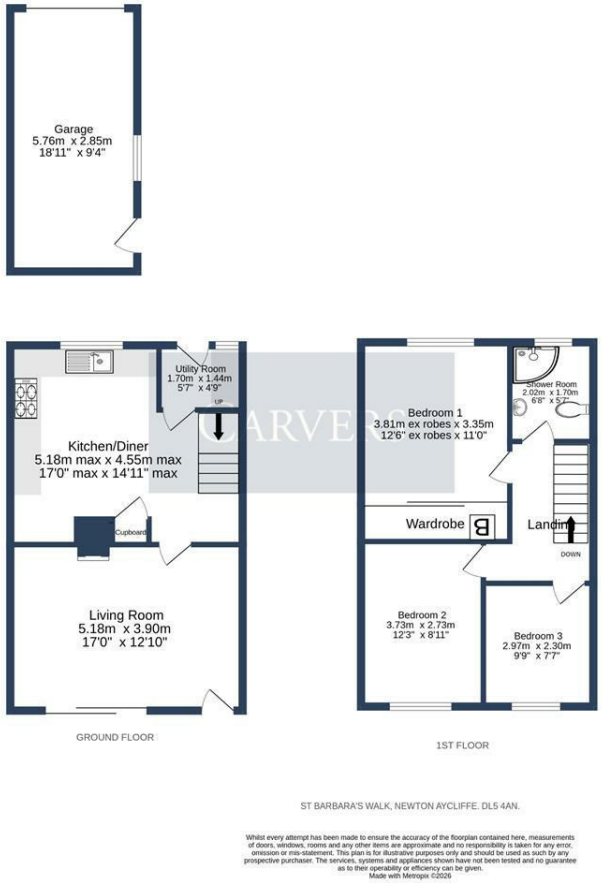
The legal pack provides upfront the essential documentation that tends to cause or create delays in the
transactional process.

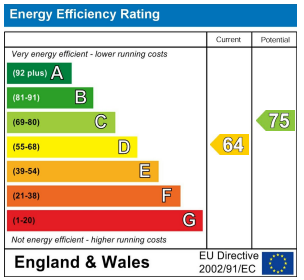
The legal pack includes:
* Evidence of title
* Standard searches (regulated local authority, water & drainage & environmental)
* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor
requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT)
upon completion.









Property size taken from EPC
947.00 sq ft



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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.

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