



# CARVERS

SALES & LETTINGS

Washington Crescent

Newton Aycliffe, DL5 4AG

Offers in the region of £210,000

House - Detached



**\*\*4 BEDROOMS\*\*** This detached family home enjoys a pleasant location within walking distance of local schooling, amenities and bus routes. Equipped with air source heat pump operated central heating, uPVC double glazing and roof solar panels, the property features a ground floor WC, kitchen with utility room, and a living room with separate dining room which both overlook the rear gardens with French door access. The first floor features four bedrooms and a family bathroom/WC with separate corner shower cubicle. Externally there is a driveway to the front of the property with attached garage and delightful enclosed gardens to the rear.



- Ground floor WC
- Dining room with French doors
- 4 bedrooms
- Large attached garage
- Driveway
- Kitchen with utility room
- Living room with French doors
- Family bathroom/WC with separate corner shower
- Delightful enclosed rear gardens
- Air source heat pump heating and roof solar panels

## Agents Notes

Tenure:- Freehold

Air source heat pump serving central heating radiators, mains electricity & drainage, roof solar panels

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

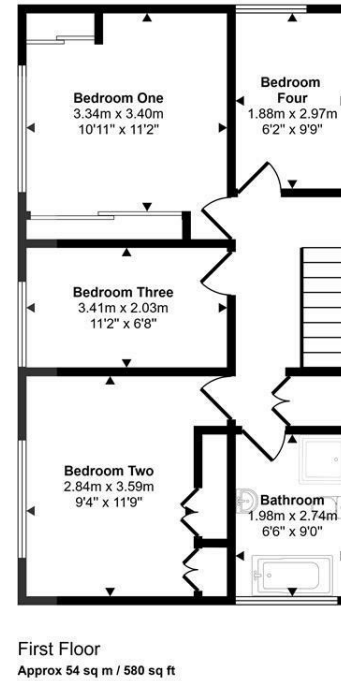
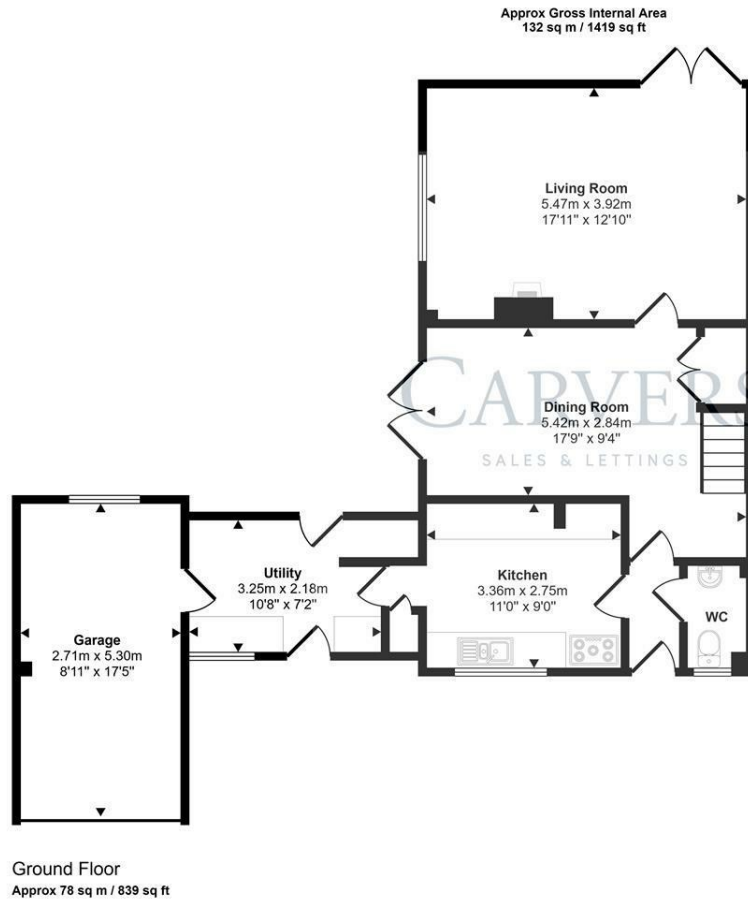
## Buyer(s) Identification Checks

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)





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

Property size taken from EPC  
1184.00 sq ft

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