



CARVERS

SALES & LETTINGS

Oakfield

Newton Aycliffe, DL5 7AS

Offers in the region of £110,000

House - Terraced



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Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property features a dual aspect living room, dual aspect fitted kitchen/dining room, GROUND FLOOR WC and SINGLE GARAGE.

Upon entering, you are greeted by an entrance vestibule that leads to both the inviting living room and the spacious kitchen/dining room. The dual aspect living room is bathed in natural light, thanks to its full-height windows at both the front and rear, creating a warm and airy atmosphere. The fitted kitchen/dining room is equipped with stainless steel cooking appliances, perfect for culinary enthusiasts and family gatherings.

Convenience is key, with a rear entrance hall with under-stair storage cupboard and a ground floor WC, ensuring ease of access for both residents and guests. The first floor landing boasts a walk-in cupboard, which houses the gas central heating boiler, providing efficient warmth throughout the home. The property also features a family bathroom/WC, serving the three bedrooms comfortably.

Outside, you will find an enclosed garden both at the front and rear, offering a private space for relaxation or play. Additionally, a single garage with a side pedestrian door provides ample storage or parking for your vehicle.

With uPVC double glazing throughout, this home is not only stylish but also energy-efficient. Best of all, there is no onward chain, allowing for a smooth and straightforward purchase process.



- Double fronted mid terrace
- Dual aspect living room enjoying good natural light
- Practical ground floor WC
- 3 bedrooms
- Family bathroom/WC
- GCH, (rads), & uPVC double glazing
- Enclosed gardens to the front & rear
- Single garage
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout. Our client has informed that external windows and doors to the property were replaced in 2021.

Council Tax:- Band A

Local Authority:- Durham County Council

Buyer(s) Identification Checks

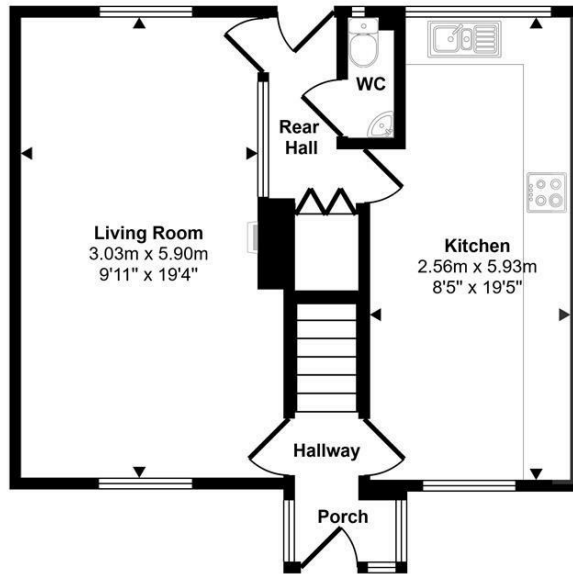
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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

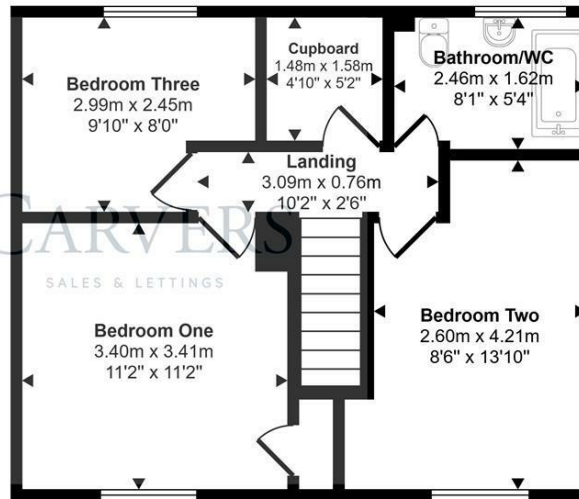
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



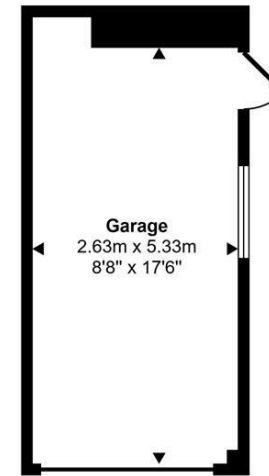
Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 43 sq m / 463 sq ft



Garage
Approx 15 sq m / 162 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	80
	EU Directive 2002/91/EC	

Property size taken from EPC
914.00 sq ft

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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