CARVERS

SALES & LETTINGS

Wellhouse Road

Newton Aycliffe, DL5 4FF

Offers in the region of £168,000

House - Semi-Detached

3

1

2

A beautiful 3 BEDROOM semi-detached property with OPEN PLAN FITTED KITCHEN/DINING ROOM with feature central island, EN-SUITE SHOWER ROOM/WC and fabulous enclosed rear gardens.

Upon entering, you are greeted by an entrance hallway with ground floor WC and a stylish kitchen/dining room which is equipped with a built-in oven, hob, extractor, fridge, freezer, washing machine, and dishwasher, making it a dream for any home cook. The living room, located at the rear of the house, features French doors that open onto a the rear garden, allowing for an abundance of natural light and a perfect view of the outdoor space.

The principal double bedroom boasts the luxury of an en-suite shower room/WC, providing a private retreat. Two additional bedrooms offer ample space for family or guests, complemented by a well-appointed family bathroom/WC.

Outside, the property features a driveway that accommodates two vehicles, ensuring convenience for residents and visitors alike. The beautifully enclosed rear garden is a standout feature, complete with composite decking and artificial grass, creating a low-maintenance outdoor oasis ideal for relaxation or entertaining.

Additional benefits of this home include uPVC double glazing, gas central heating, and roof solar panels.

- Ground floor WC
- Living room with French doors
- En-suite shower room/WC
- Two car driveway
- Open plan fitted kitchen/dining room with feature central island
- 3 bedrooms
- Family bathroom/WC
- Landscaped rear garden enjoying South facing aspect

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.

Agents Notes

Tenure:- Freehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Roof solar panels
Council Tax:- Band B
Local Authority:- Durham County Council

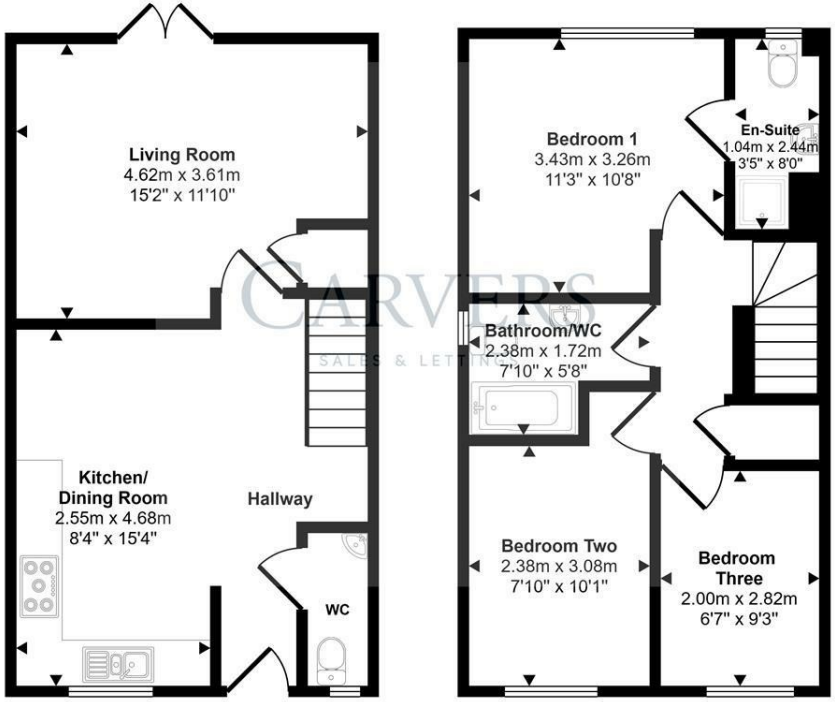
Buyer(s) Identification Checks

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)

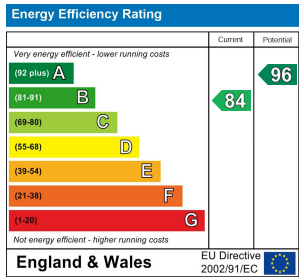
Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 38 sq m / 414 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.



Property size taken from EPC
850.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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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