

CARVERS

SALES & LETTINGS

Ashtree Close

Newton Aycliffe, DL5 4FD

Offers in the region of £175,000

House - Semi-Detached

3

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A 3 bedroom SEMI-DETACHED property with ground floor WC, large uPVC double glazed conservatory and ATTACHED SINGLE GARAGE.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor WC. The living room, situated at the front of the house, provides a cosy space to unwind. The heart of the home is undoubtedly the open-plan fitted kitchen and dining area, which boasts an under-stair cupboard for additional storage. This space flows seamlessly into a large uPVC double glazed conservatory, where natural light floods in and French doors open to the rear garden, creating an ideal setting for family gatherings or quiet evenings.

The first floor comprises a well-appointed landing that leads to three bedrooms, including a principal bedroom complete with built-in wardrobes, ensuring ample storage. The family bathroom/WC is thoughtfully designed, catering to the needs of the household.

Externally, the property features a front garden with a driveway that leads to an attached garage for further convenience. The enclosed lawned garden at the rear offers a private outdoor space, perfect for children to play or for enjoying summer barbecues.

With uPVC double glazing and gas central heating throughout, this home is both energy-efficient and comfortable.









- Ground floor WC
- Large uPVC double glazed conservatory
- Attached single garage
- Popular Cobblers Hall location
- Open plan fitted kitchen/dining room
- Built-in wardrobes to principal bedroom
- GCH, (rads) - boiler replaced 2022
- Ideal starter / family home

Agents Notes
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C
Local Authority:- Durham County Council

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.

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)

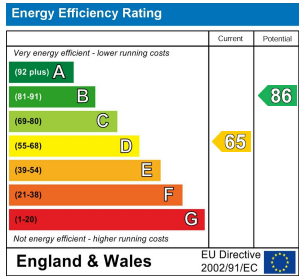




Approx Gross Internal Area
89 sq m / 959 sq ft



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
807.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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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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