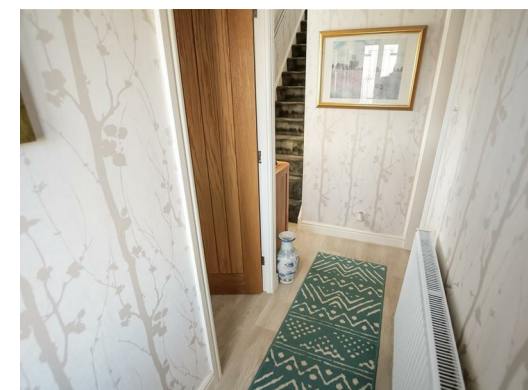




A beautifully presented and significantly improved semi-detached property featuring a ground floor WC, modern fitted kitchen/dining room, three good size bedrooms and large detached garage. Occupying a popular location the property is warmed by gas central heating to radiators with uPVC double glazing throughout. There is a 2/3 vehicle driveway to the front of the property with separate driveway to the rear of the property. In addition there is an enclosed garden to the rear.





- Ground floor WC
- 3 good size bedrooms
- 2/3 vehicle driveway
- Beautiful family home
- Modern fitted kitchen/dining room
- Shower room/WC
- Large detached garage

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

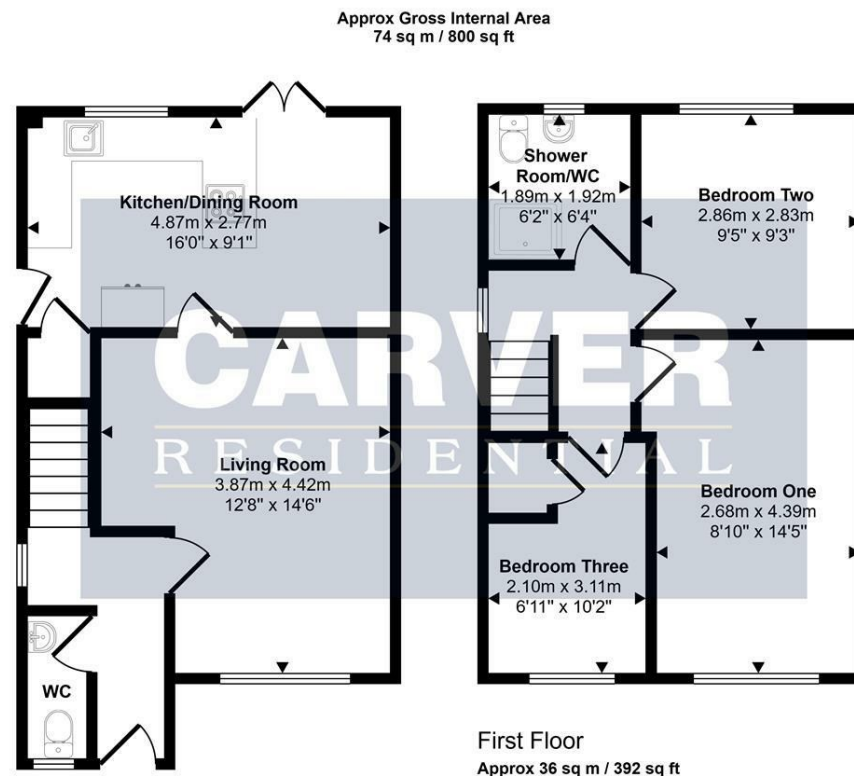
Access via rear gates is subject to a licence granted by Livin by agreement with them at a single payment of £360 inc vat for the term of ownership.

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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, garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Size from EPC
850.00 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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MAB 6202



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