



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Lascelles Avenue  
Newton Aycliffe, DL5 7HS

**Offers in the region of £181,000**

House - Semi-Detached  
4 Bedroom/s  
2 Bathroom/s

An EXTENDED semi-detached property featuring a GROUND FLOOR SHOWER ROOM/WC, MODERN FITTED KITCHEN, two reception rooms and 4 good size bedrooms. The property is situated on the highly regarded Byerley Park estate to the outskirts of Newton Aycliffe and would make an ideal 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

The property is offered for sale with NO ONWARD CHAIN

Please note that part of the land surrounding the property is a Possessory Title and would advise interested parties to discuss with their solicitor prior to proceeding with the purchase

#### **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) <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	

LASCELLES AVENUE, NEWTON AYCLIFFE, DL5 7HS.

TOTAL FLOOR AREA: 133.0 sq.m. (1431 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MAB 6202



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