



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Washington Crescent
Newton Aycliffe, DL5 4BE

Offers in the region of £95,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 2 bedroom mid-terrace property occupies a popular location close to reputable local schooling and bus routes.

Equipped with gas central heating to radiators and uPVC double glazing, the property features a living room with French doors, kitchen/dining room, two double bedrooms and a shower room/WC. Externally there is a sizeable enclosed garden to the rear.





Agents Notes

Tenure:- Freehold

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

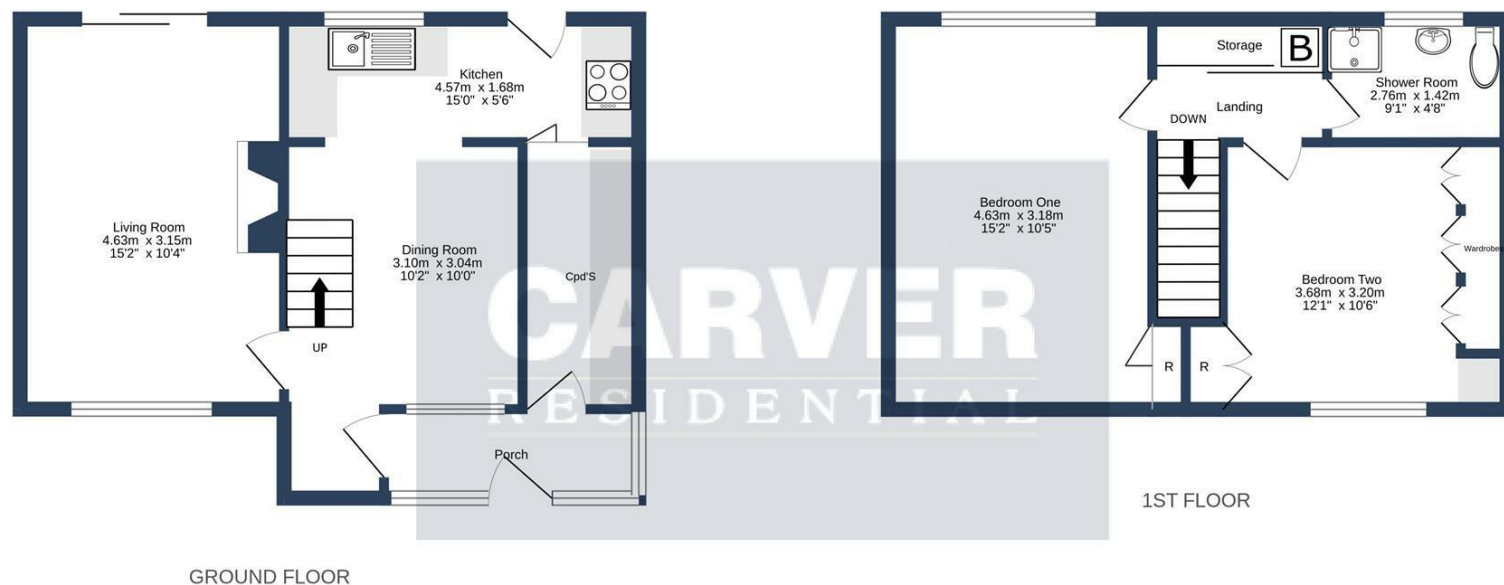
uPVC double glazing throughout

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 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.



WASHINGTON CRESCENT, NEWTON AYCLIFFE, DL5 4BE.

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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	65	74
	EU Directive 2002/91/EC	

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MAB 6202



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