



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

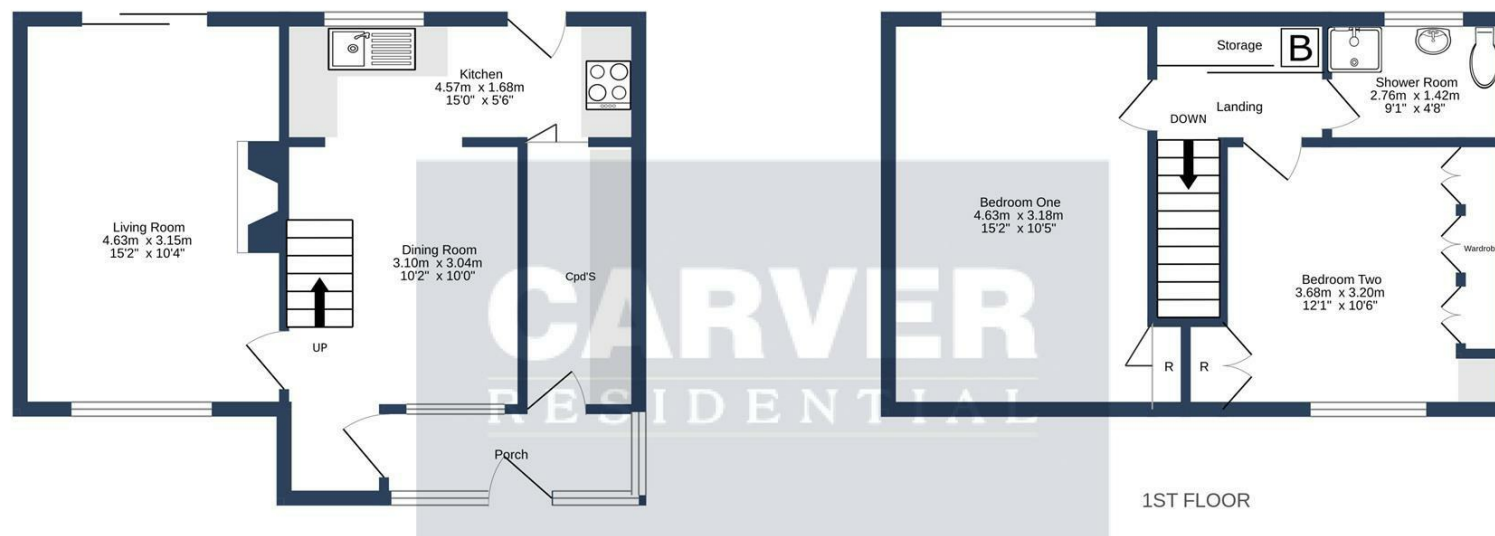
uPVC double glazing throughout

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.



GROUND FLOOR

1ST FLOOR

WASHINGTON CRESCENT, NEWTON AYCLIFFE, DL5 4BE.

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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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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