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Hawthorn Drive

School Aycliffe, DL5 6GH

Offers over £249,950

House - Detached
4 Bedroom/s
2 Bathroom/s

This DETACHED family home is situated on the popular "Chestnuts" development and features a large GARDEN ROOM extension to the rear together with EN-SUITE SHOWER ROOM/WC, integral GARAGE and summerhouse. Equipped with gas central heating to radiators and uPVC double glazing an internal viewing will reveal an entrance hallway, WC, living room, dining room and fabulous garden room to the rear. The first floor principal bedroom features built-in wardrobes, en-suite shower room/WC, 3 further bedrooms and further shower room/WC. Externally there is a delightful low maintenance enclosed garden to the rear with useful summerhouse which could be utilised for a number of purposes. In addition there is a double width driveway and integral garage which has been part converted to provide a useful workshop area.





Agents Notes

Tenure:- Freehold

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

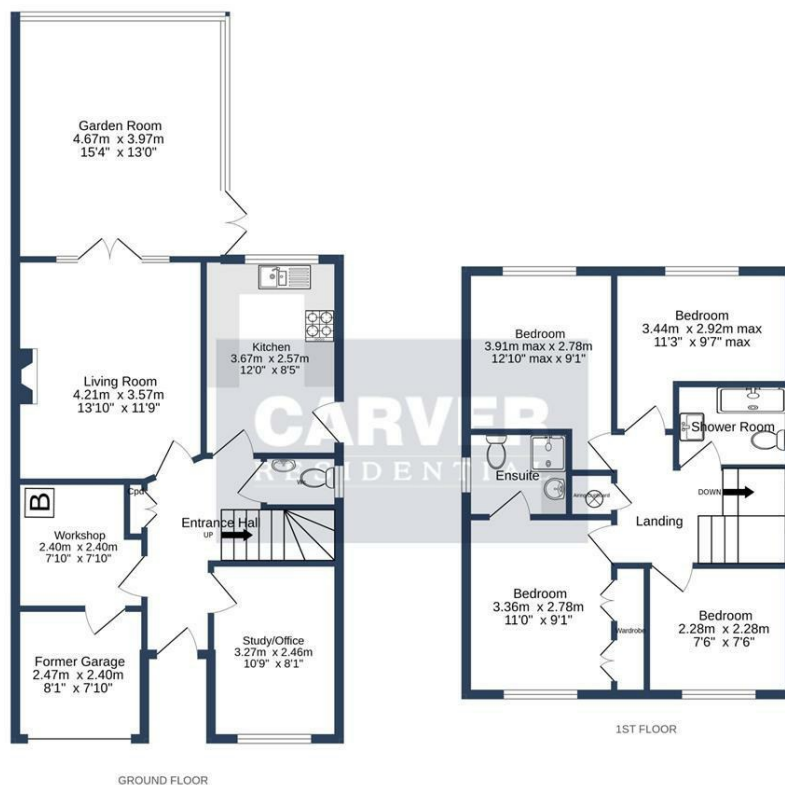
uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Darlington Borough 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.



HAWTHORN DRIVE, SCHOOLAYCLIFFE, DL5 6GH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(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		EU Directive 2002/91/EC

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MAB 6202



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