



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM end-terrace property is ideally located in the "Simpasture" area of Newton Aycliffe and features a dual aspect living room, separate naturally lit dining room, modern fitted kitchen and a ground floor WC. The first floor includes three bedrooms and a wet room/WC. Externally there is a sizeable enclosed garden to the rear.





- End terrace
- Separate dining room
- Wet room/WC
- No onward chain

- Dual aspect living room
- Ground floor WC
- Sizeable enclosed rear garden
- Popular location

Agents Notes
Tenure:- Freehold

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

uPVC double glazing throughout

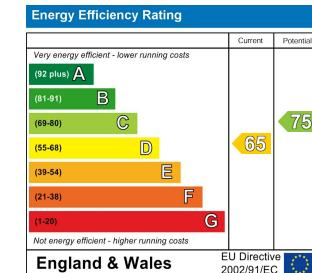
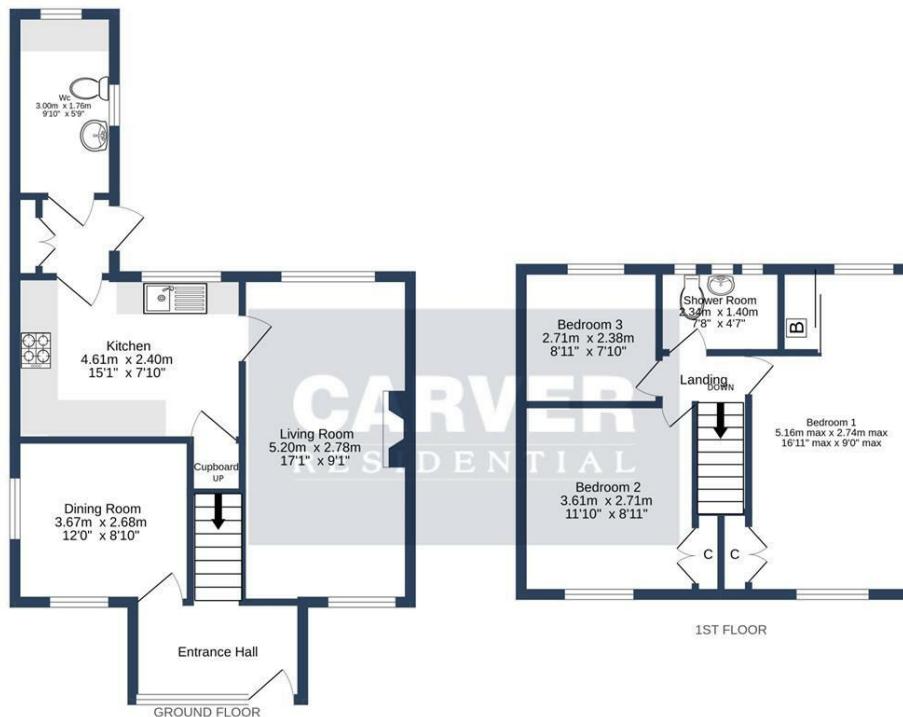
Council Tax:- Band A
Local Authority:- Durham County Council

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.

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)



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MAB 6202

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