



An EXTENDED semi-detached bungalow pleasantly situated overlooking adjoining fields to the rear. An internal viewing will reveal an entrance hallway, bay-windowed living room/second bedroom, lounge, dining room/study, kitchen and conservatory. The principal bedroom features built-in wardrobes and can accommodate a king-size bed. Externally there is a driveway suitable for parking 2/3 vehicles with enclosed garden to the rear of the property. Warmed by gas central heating to radiators with uPVC double glazing the property is ideally placed for access to the A167 and A1M.





- Extended
- 2 bedrooms
- Driveway for 2/3 vehicles
- Ideal location for access to A167 and A1M
- Conservatory
- Shower room/WC
- Enclosed rear garden with views across adjoining fields

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

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)

AWAITING FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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