

country properties  
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**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**Faulkner Road, Newton Aycliffe, DL5 4NW**  
**Offers in the region of £92,500**

Occupying a lovely central location within walking distance of Newton Aycliffe town centre, this beautifully presented mid-terrace property features a REFURBISHED FITTED KITCHEN/DINING ROOM, two double bedrooms and PRIVATE ENCLOSED REAR GARDENS. Equipped with gas central heating to radiators with uPVC double glazing throughout, the property would make an ideal home for a first time buyer or anyone wishing to downsize.



## Agents Notes

Services - mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax - Band A  
Durham County Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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MAB 6202



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