

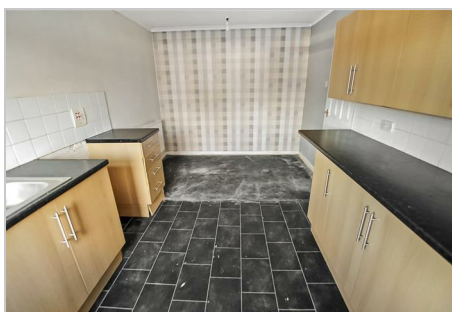
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NICK & GORDON
CARVER
RESIDENTIAL



Booth Walk, Newton Aycliffe, DL5 7NT
Offers over £52,995

Offered for sale with NO ONWARD CHAIN this two double bedroom mid-link property would make an ideal starter home or buy-to-let investment. Equipped with gas central heating to radiators and uPVC double glazing, the property features a lounge, kitchen/dining room, bathroom with separate WC and an enclosed garden.



Agents Notes

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

uPVC double glazing throughout

Council Tax - Band A
Durham County Council

The property is offered for sale with NO ONWARD CHAIN

Entrance Hallway

Lounge

15'7" x 10'4" (4.77m x 3.17m)

Kitchen/Dining Room

15'7" x 9'4" (4.75m x 2.87m)

First Floor Landing

Bedroom One

12'5" max x 11'7" (3.81m max x 3.54m)

Bedroom Two

14'8" x 9'7" maz (4.48m x 2.94m max)

Bathroom

WC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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MAB 6202



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80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk