



Phoenix Place, Newton Aycliffe, DL5 4QL
Offers in the region of £80,000

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-link property occupies a lovely position within walking distance of local amenities and bus routes. An internal viewing will reveal an entrance hallway with ground-floor WC, fitted kitchen/dining room and living room. The first floor includes 3 bedrooms and a family bathroom/WC with separate corner shower cubicle. Externally there is an enclosed garden.

3 bedroom/s
House - Terraced

Council Tax: Durham County Council Band A
Tenure: Freehold
EPC Rating: C

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.

Entrance Hallway

WC

Living Room

17'5" x 10'8" (5.33m x 3.27m)

Kitchen/Dining Room

16'10" x 8'3" (5.14m x 2.52m)

First Floor Landing

Bedroom One

15'8" x 9'6" (4.80m x 2.92m)

Bedroom Two

11'6" x 10'5" (3.53m x 3.18m)

Bedroom Three

7'10" x 7'6" (2.39m x 2.31m)

Family Bathroom/Shower/WC

AWAITING FLOOR
PLAN

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 74 | |
| (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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