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High Street
Aycliffe Village, DL5 6JY

Offers in the region of £200,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

This delightful double-fronted end-terraced property offers a perfect blend of comfort and convenience and is ideally situated just a stone's throw from the A1M, making it an excellent choice for commuters and families alike. Upon entering, you are welcomed by an entrance vestibule that leads to a bay-windowed dining room, creating a warm and inviting atmosphere. The dining area seamlessly connects to the kitchen, which features an inner hall and a practical utility cupboard, ensuring that everyday living is both functional and enjoyable. The bay-windowed living room is a true highlight, boasting an inglenook fireplace complete with a log-burning stove, perfect for cosy evenings in. The first floor comprises two well-proportioned bedrooms, complemented by a versatile box room that can serve as an office or additional storage space. The family bathroom is thoughtfully designed, featuring a separate shower cubicle for added convenience. For those seeking extra space, a staircase leads to an attic room that can be adapted for various uses, whether as a playroom, study, or guest accommodation. Outside, the property benefits from a driveway to the side, along with outbuildings that provide additional storage options. This charming home in Aycliffe Village is not only a wonderful place to live but also offers a fantastic opportunity for those looking to settle in a popular and accessible location. With its blend of character, space, and practicality, this property is sure to appeal to a wide range of buyers.





- Double-fronted
- Bay-windowed dining room opening to kitchen
- Family bathroom/WC with separate shower cubicle
- Outbuildings to rear
- Popular village location close to A1M
- Bay-windowed living room with inglenook fireplace and solid fuel stove
- 2 first floor bedrooms and office/box room
- Staircase to attic room providing useful versatile space
- Driveway

Agents Notes

Tenure:- Freehold

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

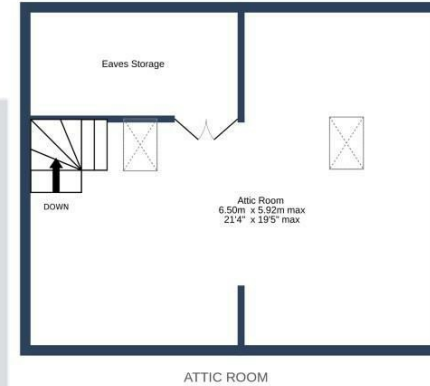
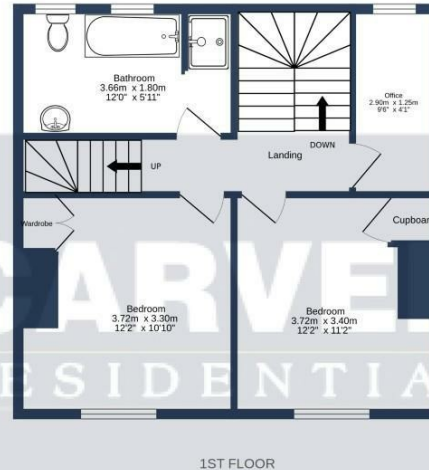
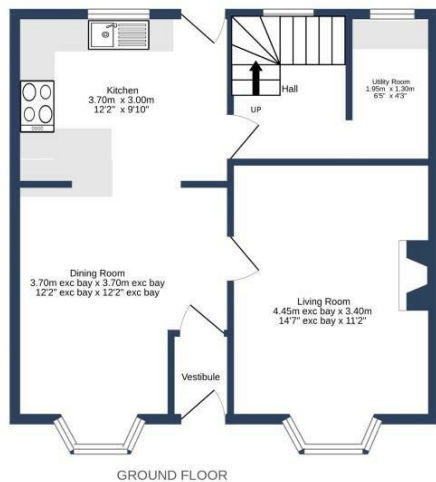
Council Tax:- Band B

Local Authority:- Durham County Council

Agents Notes:- We understand that there is a right of way to the rear of the property serving access to the neighbouring property, (no. 8).

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.



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

HIGH STREET, AYCLIFFE VILLAGE .DL5 6JY.

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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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