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NICK & GORDON  
**CARVER**  
RESIDENTIAL



**Aysgarth Close, Newton Aycliffe, DL5 7EF**  
**Price £52,000**

Public Notice: 141 Aysgarth Close, Newton Aycliffe, County Durham, DL5 7EF. We are acting in the sale of the above property and have received an offer of £57,000.

Any interested parties must submit any higher offers to the Selling Agent before an exchange of contracts takes place. EPC Rating:- D

Offered for sale with NO ONWARD CHAIN this TWO DOUBLE BEDROOM mid-link property is in need of modernisation throughout although is equipped with gas central heating to radiators and uPVC double glazing.



### 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

No appliances or services have or will be tested prior to an exchange of contracts and completion.

### Entrance Hallway

uPVC double glazed window, built-in storage cupboard, staircase to first floor and doors opening to the lounge and kitchen/dining room.

### Lounge

15'7" x 10'4" (4.76m x 3.17m)

uPVC double glazed window and door.

### Kitchen/Dining Room

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

Floor and wall mounted units, space for a table and chairs, uPVC double glazed window and door.

### First Floor Landing

Built-in storage cupboard.

### Bedroom One

12'6" max x 11'8" (3.82m max x 3.57m)

uPVC double glazed window.

### Bedroom Two

14'8" x 9'4" max (4.48m x 2.85m max)

uPVC double glazed window.

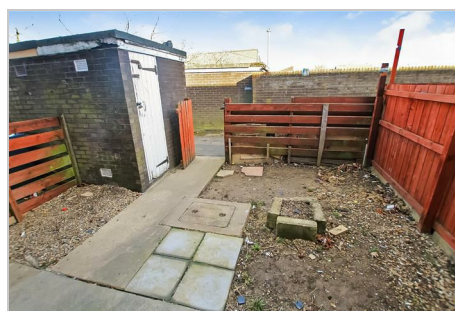
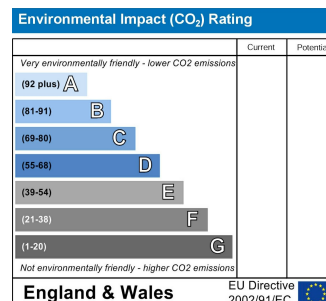
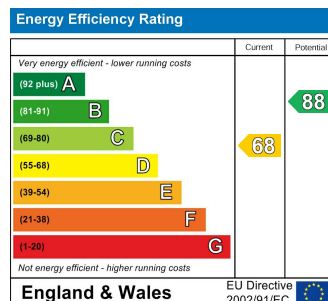
### Bathroom/WC

7'11" x 5'8" (2.43m x 1.75m)

Matching three-piece with part tiled walls and opaque uPVC double glazed window.

### Externally

Enclosed garden with brick shed.



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80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

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

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

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

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