

country properties  
village properties  
town homes  
barn conversions  
building plots

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**Ashtree Close, Newton Aycliffe, DL5 4FD**  
**Offers in the region of £145,000**

Offered for sale with NO ONWARD CHAIN, this semi-detached property features a ground floor WC, fitted kitchen/dining room, sizeable uPVC double glazed conservatory, large than average enclosed rear gardens and an attached single garage. The property has been well maintained throughout and occupies a pleasant, convenient location close to local everyday amenities.





## Agents Notes

Services:- Mains gas, (central heating to radiators), electricity and drainage.

uPVC double glazed windows and composite front door.

No onward chain.

Local Authority:- Durham County Council

Tax Band:- C

## Entrance Hallway

Part glazed composite door and staircase to first floor.

## WC

Matching two-piece suite with opaque uPVC double glazed window to the front.

## Lounge

15'5" x 11'8" (4.71m x 3.56m)

uPVC double glazed window to the front.

## Kitchen/Dining Room

14'5" x 10'4" ex cupboard (4.41m x 3.17m ex cupboard)

Built-in fan assisted electric oven, four-ring gas hob with extractor fan above, plumbing and space for both an automatic washing machine and dishwasher, under-stair storage cupboard, uPVC double glazed window to the rear and uPVC double glazed French doors opening to the conservatory.

## Conservatory

13'6" x 9'10" (4.12m x 3.00m)

uPVC double glazed windows and French doors opening to the rear garden.

## First Floor Landing

Loft hatch.

## Bedroom One

12'7" ex robes x 9'9" (3.84m ex robes x 2.99m)

Built-in two-door wardrobes, built-in airing cupboard and two uPVC double glazed windows to the front.

## Bedroom Two

11'1" x 8'4" (3.38m x 2.55m)

uPVC double glazed window to the rear.

## Bedroom Three

7'5" x 6'6" (2.28m x 1.99m)

uPVC double glazed window to the rear.

## Wet Room/WC

Wall mounted electric shower, vanity wash hand basin, low-level WC and opaque uPVC double glazed window to the side.

## Externally

Lawned front garden with enclosed lawn and wood decked rear gardens with patio area.

## Garage

Up and over door, power, lighting and rear uPVC double glazed pedestrian door.

## Viewings

Strictly by appointment through our Newton Aycliffe office.

## Newton Aycliffe Office Opening Hours

Monday - Friday, (9.00am - 5.00pm)

Saturday, (9.30am - 1.30pm)

These hours are subject to change during holiday periods.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:

Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

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)