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



**Welbury Grove, Newton Aycliffe, DL5 5AY**  
**Price £109,950**

**PUBLIC NOTICE:-** Nick & Gordon Carver Residential are now in receipt of an offer for the sum of £100,000 for 39 Welbury Grove, Newton Aycliffe, DL5 5AY. Anyone wishing to place an offer on this property should contact (Agent name, address & telephone number) before exchange of contracts.

Offered for sale with NO ONWARD CHAIN this semi-detached property **REQUIRES RENOVATION THROUGHOUT** yet occupies a popular location to the outskirts of Newton Aycliffe. Equipped with gas central heating to radiators and predominantly uPVC double glazed, the property features a ground floor WC, two receptions, **LARGER THAN AVERAGE ATTACHED GARAGE** and an enclosed rear garden.



## Agents Notes

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

Predominantly uPVC double glazed.

Council Tax - Band B  
Durham County Council

The property is offered for sale with NO ONWARD CHAIN

Please note that no appliances or services have been or will be tested prior to an exchange of contracts and completion.

Any interested parties will be required to provide the following information prior to an offer being considered:-

1. Proof of cash funds to purchase, (if applicable)
- Or
2. Proof of deposit and a valid mortgage agreement in principle, (if applicable)

## Entrance Hallway

Staircase to first floor.

## WC

Low-level WC and vanity wash hand basin.

## Lounge

5.28m x 3.02m

Window to the front.

## Dining Room

3.20m x 2.57m

Window to the rear.

## Kitchen

3.31m x 2.61m

Floor and wall mounted units, wooden work surfaces with stainless steel sink and window to the rear.

## Rear Entrance Hallway

Door to the rear garden and door to garage.

## First Floor Landing

Window to the rear, loft hatch and cupboard housing boiler.

## Bedroom One

3.48m ex robes x 2.99m

Built-in wardrobes and window to the front.

## Bedroom Two

3.22m x 3.10m

Window to the rear.

## Bedroom Three

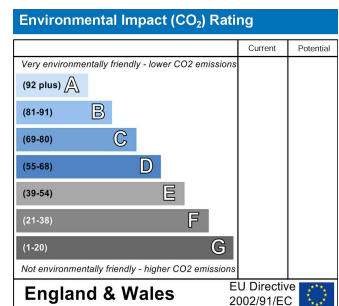
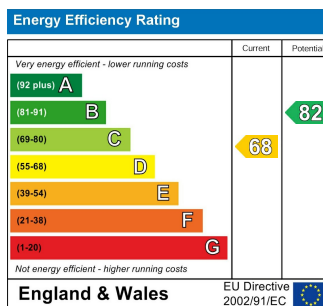
3.03m x 2.40m ex cupboard

## Bathroom/WC

2.18m max x 1.99m

## Attached Garage

6.42m x 3.93m max



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