



Marshall Road, Newton Aycliffe, DL5 4ET
Offers in the region of £70,000

Ideally situated within a convenient location close to Newton Aycliffe Town Centre and local schooling, this 3 BEDROOM mid terrace property is in need of modernisation throughout yet would make an ideal first home or buy to let investment. Equipped with gas central heating to radiators and uPVC double glazing the property features a living/dining room with French doors, fitted kitchen and a larger than average enclosed garden to the rear. The property is offered for sale with immediate vacant possession.

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

Entrance Hallway

Living/Dining Room

22'10" x 10'4" (6.97m x 3.17m)

Kitchen

22'10" x 7'8" (6.97m x 2.34m)

First Floor Landing

Bedroom One

14'0" ex cupboard x 9'3" (4.29m ex cupboard x 2.82m)

Bedroom Two

13'11" x 7'10" max (4.26m x 2.40m max)

Bedroom Three

10'8" x 6'9" ex cupboard (3.26m x 2.08m ex cupboard)

Bathroom/WC



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

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MAB 6202



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

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

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

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