



Occupying a GENEROUS corner plot this 2 double bedroom end-terrace property is beautifully presented throughout and features a lounge, dining room opening to kitchen, CONSERVATORY and sizeable family bathroom/WC to the first floor. Equipped with uPVC double glazing throughout and gas central heating to radiators the property would make an ideal home for a first-time buyer, growing family or anyone wishing to downsize. There are attractive, private enclosed gardens to the front, side and rear of the property. An internal viewing is highly advised.





Agents Notes

Tenure:- Freehold

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

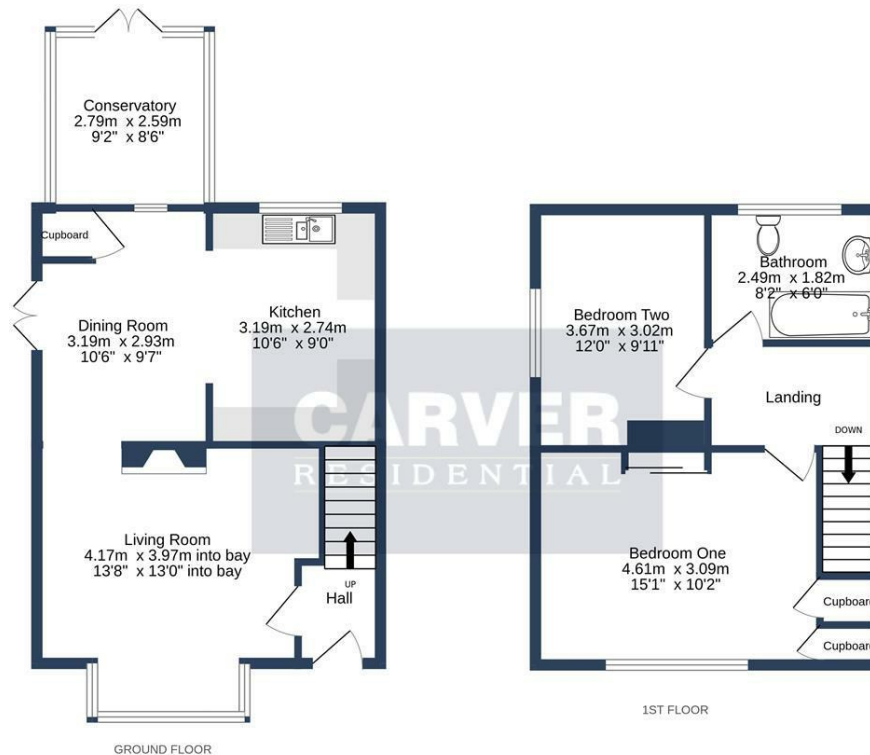
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council


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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	60
(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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