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St. Godrics Road
Newton Aycliffe, DL5 5JJ

Offers in the region of £87,995

House - Terraced
3 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this mid terrace property occupies a lovely location in the "Simpasture" area of Newton Aycliffe. An internal viewing will reveal an entrance hallway, living/dining room to the rear, kitchen, 3 bedrooms and a family bathroom/WC. Externally there is an enclosed garden to both the front and rear. The property is in need of modernisation and improvement throughout yet presents an ideal opportunity for a first time buyer, family or developer.





Agents Notes

Tenure:- Freehold

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

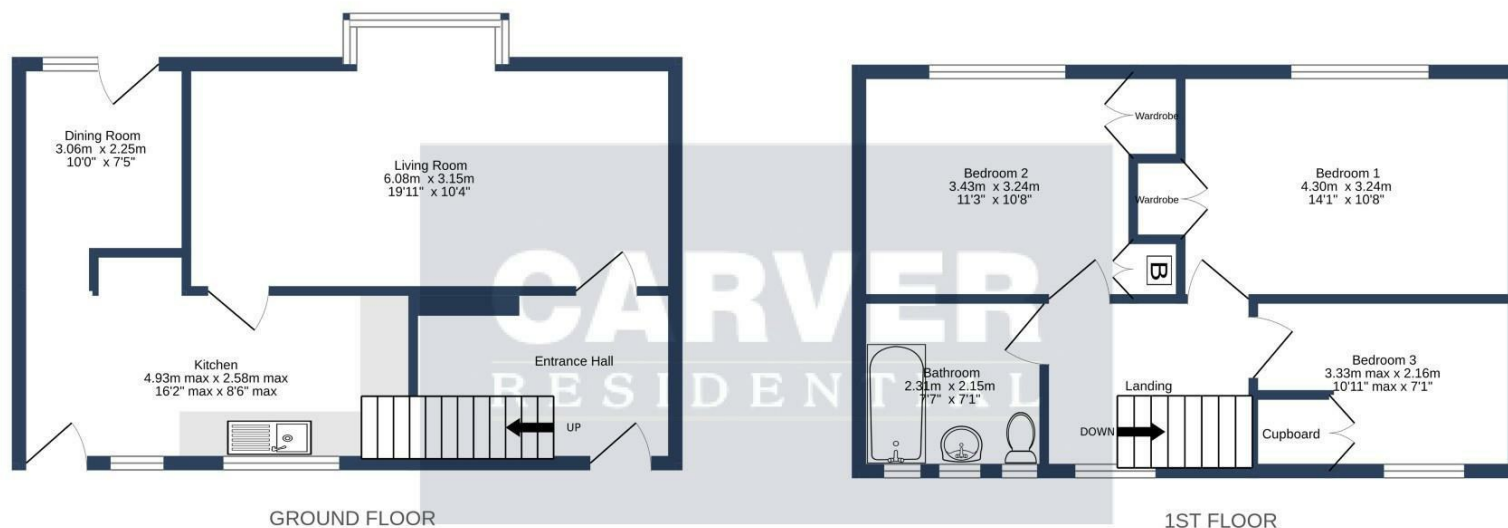
uPVC double glazing throughout

Council Tax:- Band

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.



ST GODRICS ROAD, NEWTON AYCLIFFE, DL5 5JJ.

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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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