

CARVERS

SALES & LETTINGS

Youens Crescent

Newton Aycliffe, DL5 4ZE

Price £199,950

House - Detached

5

2

3

8, Youens Crescent, Newton Aycliffe, County Durham, DL5 4ZE. We are acting in the sale of the above property and have received an offer of £185,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

IN NEED OF UPDATING & IMPROVEMENT Offered for sale with NO ONWARD CHAIN this 5 BEDROOM detached property features accommodation over three floors with TWO EN-SUITE's, conservatory and an attached GARAGE. Equipped with gas central heating and uPVC double glazing the property comprises entrance hallway with built-in storage cupboard and ground floor WC, bay-windowed living room, open plan kitchen/dining room and a conservatory. The first floor features a principal bedroom with en-suite shower room/WC, three further bedrooms and a family bathroom/WC. The second floor features an additional bedroom with en-suite shower room/WC. Externally there are gardens to the front and rear with driveway leading to an attached garage.









- Three-storey detached family home
- Open plan kitchen/dining room with French doors to conservatory
- Additional second floor bedroom with en-suite shower room/WC
- Attached garage
- No onward chain
- Ground floor WC
- Four first floor bedrooms, (one with en-suite shower room/WC), & family bathroom/WC
- Driveway
- Modernisation and improvement required throughout
- Cobblers Hall location

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band E
Local Authority:- Durham County Council

No appliances or services have been, or will be, tested prior to an exchange of contracts taking place and the property is sold as seen

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)









Approx Gross Internal Area
151 sq m / 1630 sq ft



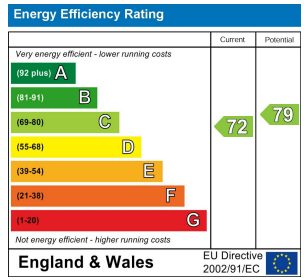
Ground Floor
Approx 77 sq m / 827 sq ft

First Floor
Approx 50 sq m / 542 sq ft

Second Floor
Approx 24 sq m / 262 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
1216.00 sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers
Mortgage Advice Bureau

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

The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

63 Dalton Way, Newton Aycliffe, County Durham, DL5 4NB 01325 320676 aycliffe@carversproperty.co.uk