



CARVER
RESIDENTIAL
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Northside
Middridge, DL5 7JF

Offers over £100,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

A delightful 2 BEDROOM end-terrace property pleasantly situated in this lovely village location. An internal viewing will reveal a well-proportioned living room that is enhanced by an exposed beam ceiling and a solid fuel stove, creating a warm and welcoming atmosphere ideal for relaxation or entertaining guests. The kitchen/diner is situated to the rear of the property whilst to the first floor you will find two comfortable bedrooms, each offering a peaceful retreat after a long day. The bathroom, conveniently located on the same level, is fitted with a WC, ensuring ease of access for all. In addition there is a useful single-storey extension to the side of the property which is currently used as storage although could be converted to provide additional living accommodation, (subject to the usual consents). Outside, the property benefits from a shared rear yard, providing a pleasant outdoor space for enjoying the fresh air or tending to a small garden. With no onward chain, this home is ready for you to move in and make it your own without delay. The property is equipped with gas central heating to radiators and replacement uPVC double glazing throughout.





Agents Notes

Tenure:- Freehold

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

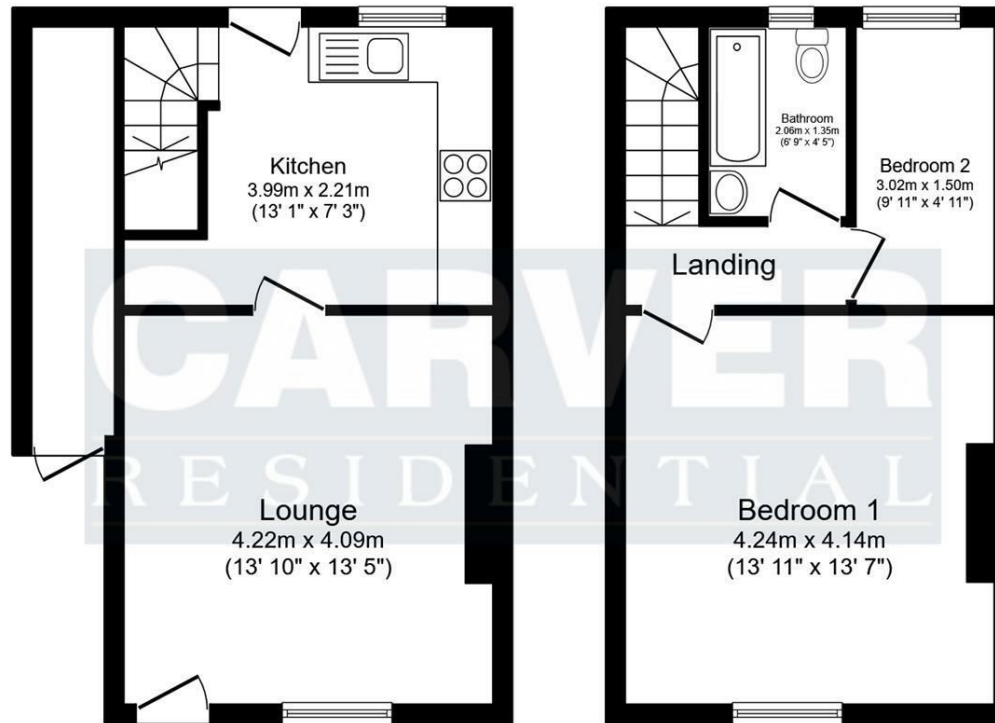
uPVC double glazing throughout

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.



Ground Floor
Floor area 33.8 sq.m. (364 sq.ft.)

First Floor
Floor area 29.4 sq.m. (316 sq.ft.)

Total floor area: 63.2 sq.m. (680 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(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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