



CARVERS
SALES & LETTINGS

Zetland Hunt
Newton Aycliffe, DL5 7LQ
Offers over £115,000

House - Terraced



****GARAGE**** A 3 BEDROOM mid-link property occupying a lovely location close to reputable local schooling. The property features a **RECENTLY INSTALLED** family bathroom/WC, fitted kitchen, parking space and a **SINGLE GARAGE** in an adjacent block. Equipped with gas central heating to radiators and uPVC double glazing the property is beautifully presented throughout and would suit the needs of a first time buyer, growing family or anyone wishing to downsize.



- Living/dining room
- Built-in wardrobes to principal bedroom
- Enclosed rear garden
- Detached garage
- Beautifully presented throughout
- Fitted kitchen
- Recently installed family bathroom/WC
- Parking space
- Popular location close to local schooling

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.

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, garage)





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (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 |

Property size taken from EPC
753.00 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

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The Property Ombudsman RICS naea propertymark arla propertymark Ethical Agent Network

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