



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Malvern Way
Newton Aycliffe, DL5 7PR

Offers in the region of £249,950

House - Detached
3 Bedroom/s
2 Bathroom/s

****POTENTIAL FOR 4 BEDROOMS**** Occupying an excellent position at the head of a cul-de-sac and bordering woodland to the rear, this DETACHED family home has been extended to the rear and features a ground floor bedroom with en-suite WC. The property was originally constructed as a 3 bedroom dwelling although the dividing wall between the second and third bedrooms has been removed to create one large double bedroom to the rear with built-in mirrored wardrobes. This, however, could be reverted back to it's original layout if required to provide four bedroom living accommodation. The ground floor features a living room to the front, sizeable fitted kitchen/dining room with French doors opening to the rear garden and single storey extension to the rear, (6.38m x 3.03m), which is currently used as a sitting room. The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC, a second double bedroom and a family bathroom/WC. Externally there is a driveway to the front of the property for 2/3 vehicles with attractive enclosed low-maintenance gardens to the rear. Malvern Way is situated on the "Greenfields" estate to the Northern outskirts of Newton Aycliffe and lies within walking distance of reputable schooling and regular bus routes.





Agents Notes

Tenure:- Freehold

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

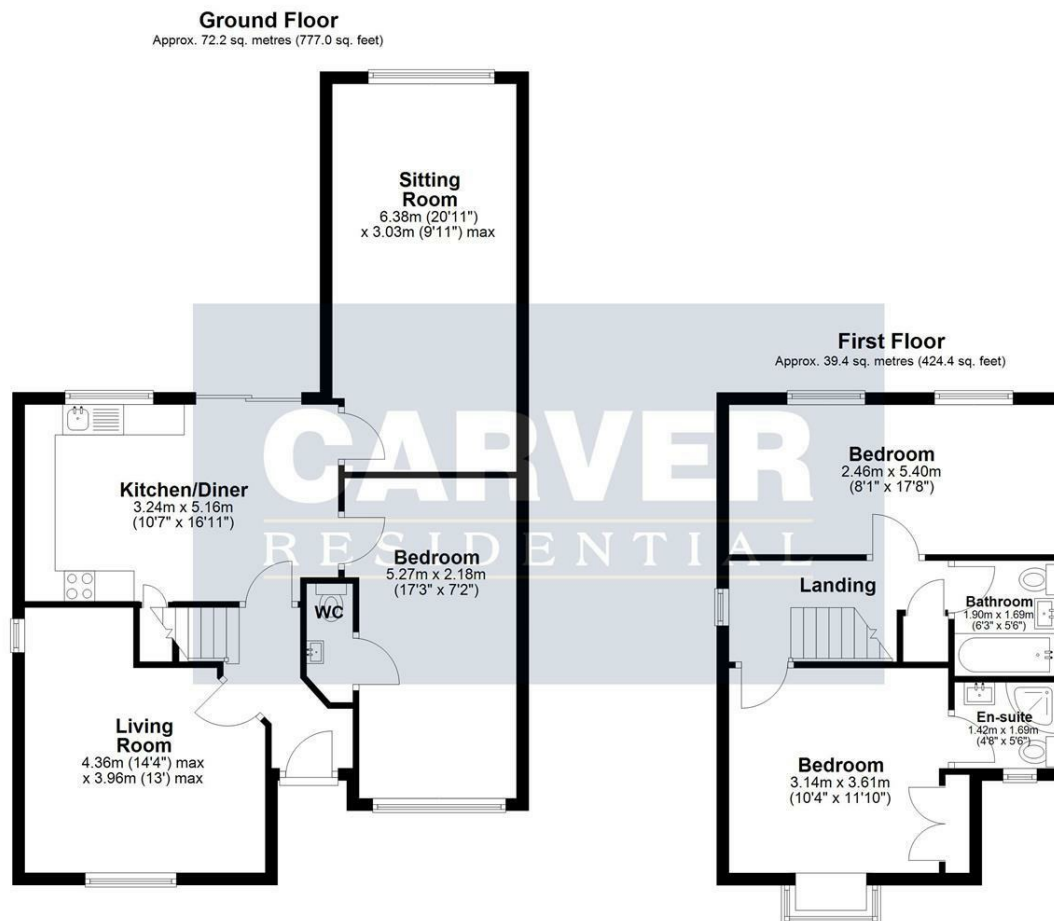
uPVC double glazing throughout

Council Tax:- Band D

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.



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)
31A Malvern Way, Newton Aycliffe

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

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

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

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk