



# CARVERS

SALES & LETTINGS

Bluestone Close  
Newton Aycliffe, DL5 4FG  
Offers over £160,000

House - Semi-Detached



A beautifully presented semi-detached property situated in a popular location close to local amenities. An internal viewing will reveal a welcoming entrance vestibule that leads to a convenient ground floor WC. The dual aspect living room is a highlight, offering a bright and airy space with French doors that open directly into the enclosed rear garden, perfect for enjoying the outdoors.

The heart of the home is the spacious fitted kitchen/dining room, also dual aspect, providing an ideal setting for family meals and entertaining guests. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat, along with a family bathroom that includes a WC.

The property benefits from a driveway extending to the side, providing ample off-street parking. The enclosed rear garden is a lovely feature, offering a private outdoor space for relaxation and play. Additional benefits include roof solar panels, ensuring energy efficiency, as well as gas central heating to radiators and uPVC double glazing throughout, enhancing comfort and reducing energy costs.

Situated in the popular Cobblers Hall location, this home is conveniently close to everyday amenities, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to enjoy modern living in a vibrant community.



- Ground floor WC
- Large open plan dual aspect fitted kitchen/dining room
- Family bathroom/WC
- Enclosed rear garden
- uPVC double glazing & GCH, (rads)
- Dual aspect living room with French doors
- 3 bedrooms
- Driveway extending to the side of the property
- Roof solar panels
- Popular Cobbler's Hall location

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

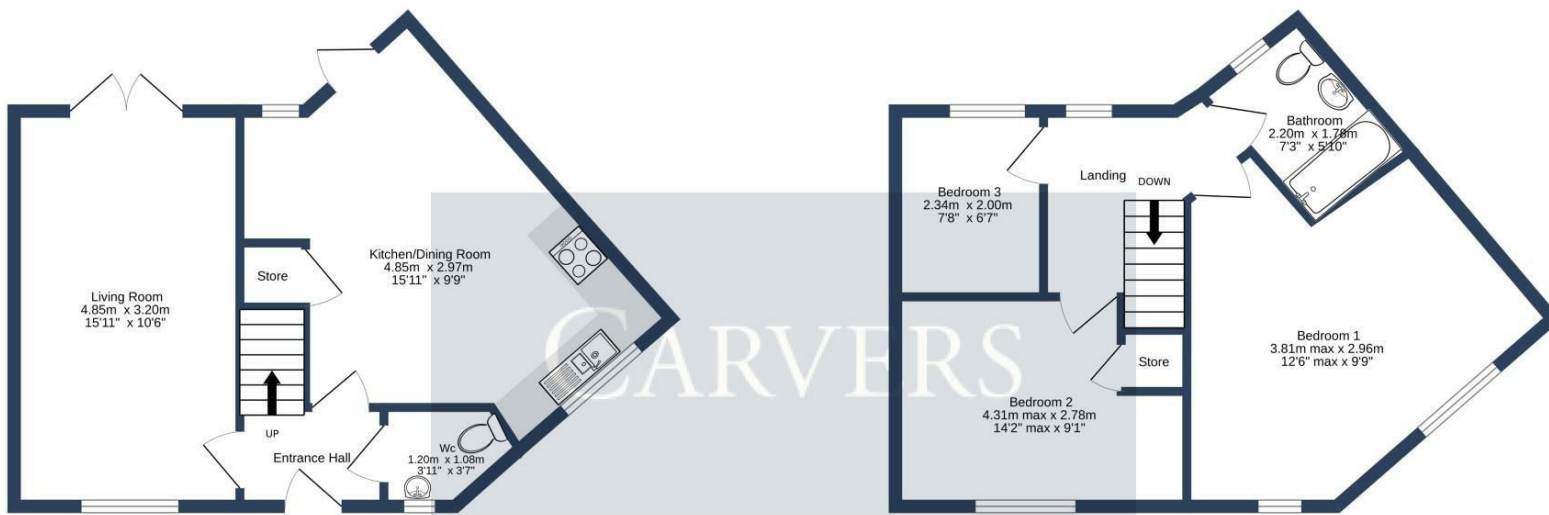
## Buyer(s) Identification Checks

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.

## 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)





GROUND FLOOR

1ST FLOOR

BLUESTONE CLOSE, NEWTON AYCLIFFE. DL5 4FG.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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 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.

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