



CARVERS

SALES & LETTINGS

High Barn Road

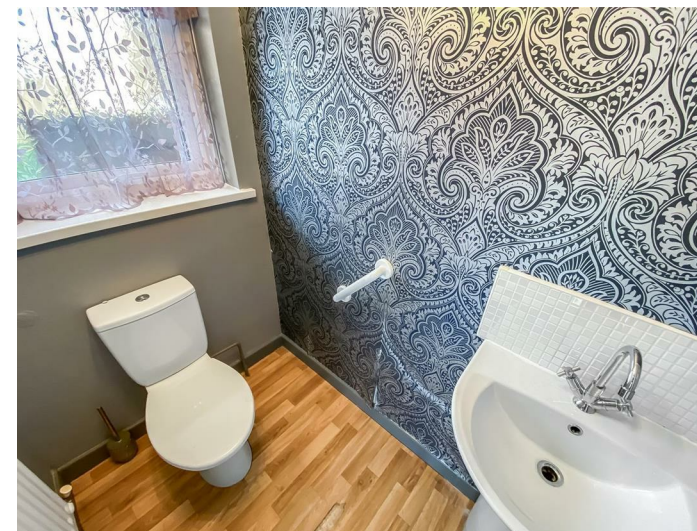
School Aycliffe, DL5 6PY

Offers in the region of £245,000

Bungalow - Detached



****DOUBLE GARAGE**** Offered for sale with immediate vacant possession this DETACHED bungalow is ideally situated in School Aycliffe which lies within a short drive of the A1M. Upon entering, you are greeted by an entrance hallway that leads to a convenient WC. The heart of the home is undoubtedly the large open plan living/dining room, where full-height windows flood the space with natural light, creating an airy and welcoming environment. This area is perfect for both relaxation and entertaining, making it a wonderful space for family gatherings or quiet evenings in. The fitted kitchen is well-equipped and functional, providing ample space for culinary pursuits. The bungalow features three comfortable bedrooms, two of which come with built-in wardrobes, offering plenty of storage solutions. The wet room/WC is modern and practical, catering to the needs of the household. Outside, the property boasts an enclosed rear garden, ideal for enjoying the outdoors with large attached double garage.



- Entrance hallway with WC
- Fitted kitchen
- Wet room/WC
- Attached double garage with remote controlled roller door
- Popular location between Newton Aycliffe & Heighington village
- Sizeable dual aspect living/dining room with plenty of natural light
- Built-in wardrobes to two bedrooms
- Enclosed rear garden
- Immediate vacant possession with no onward chain
- Ideal for access to A1M

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

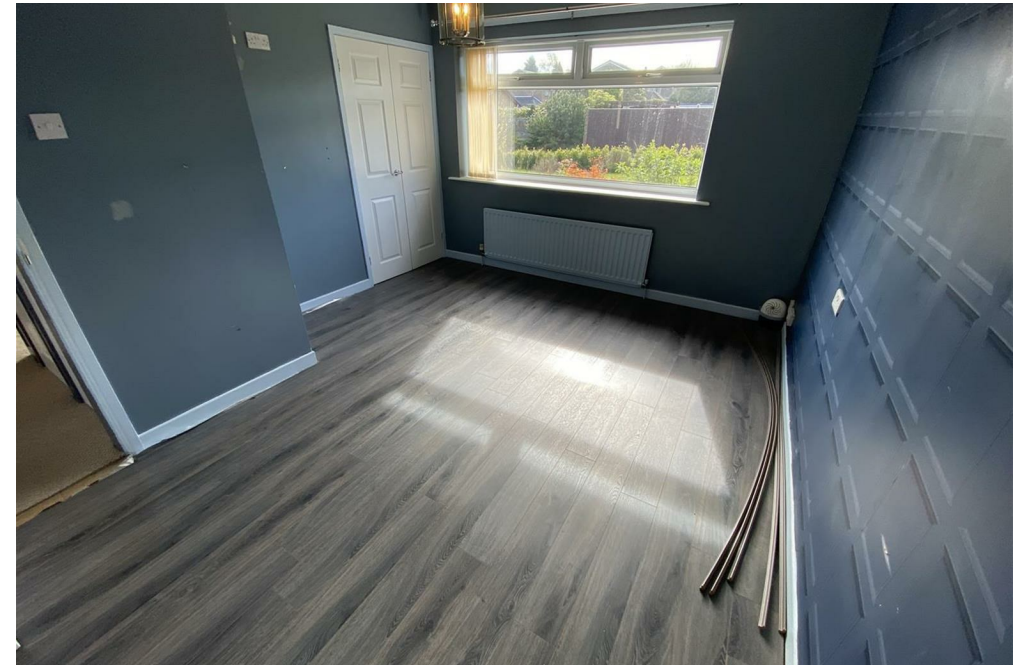
Local Authority:- Durham County Council

Buyer(s) Identification Checks

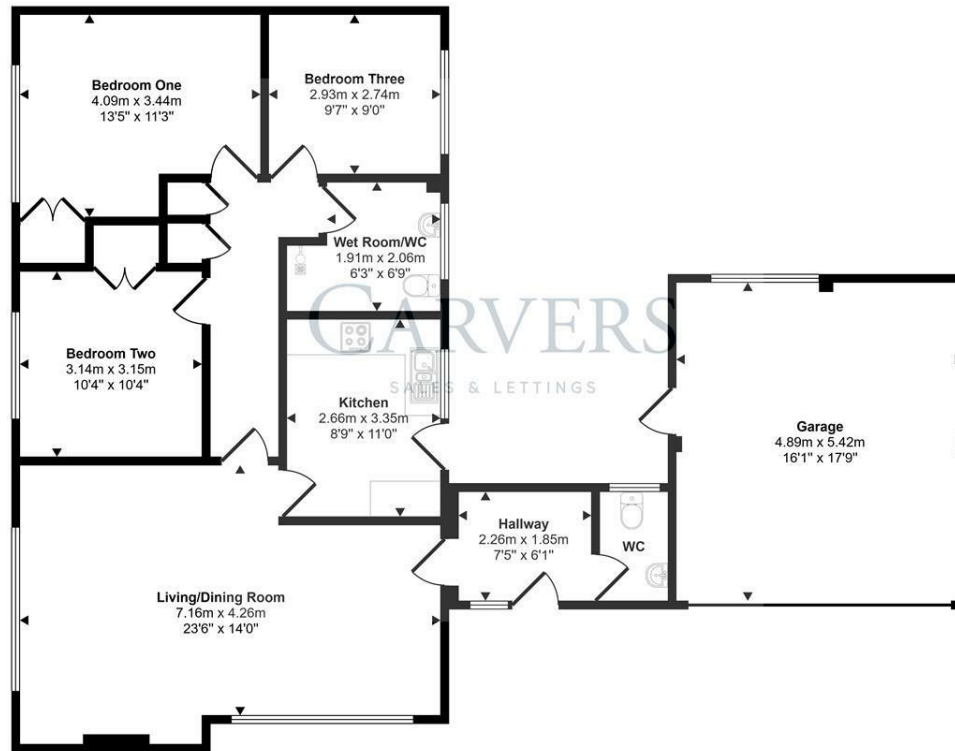
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

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
121 sq m / 1303 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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
1076.00 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

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.

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.