



**CARVERS**  
SALES & LETTINGS

Lockyer Close  
Newton Aycliffe, DL5 7QZ  
Offers in the region of £170,000

House - Detached



3

2

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If you're searching for a property with ample parking, an integral garage, and a desirable corner plot position, this could be the perfect choice. This generously sized detached family home offers two ground-floor reception rooms, a spacious uPVC double-glazed conservatory, and an en-suite shower room/WC to the principal bedroom. Although the property would benefit from modernisation and improvement throughout, it presents a fantastic opportunity for buyers looking to put their own stamp on a home.



- Generous corner plot with driveway for a number of vehicles
- Conservatory
- Integral garage
- Leasehold

- Two reception rooms
- En-suite shower room/WC
- Modernisation and improvement required throughout
- Popular development

#### Agents Notes

Tenure:- Leasehold

99, year Lease commencing 1997

Approximately 66, years remaining on existing Lease, (2025)

Ground Rent:- Approximately £50 per annum

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

Council Tax:- Band C

Local Authority:- Durham County Council

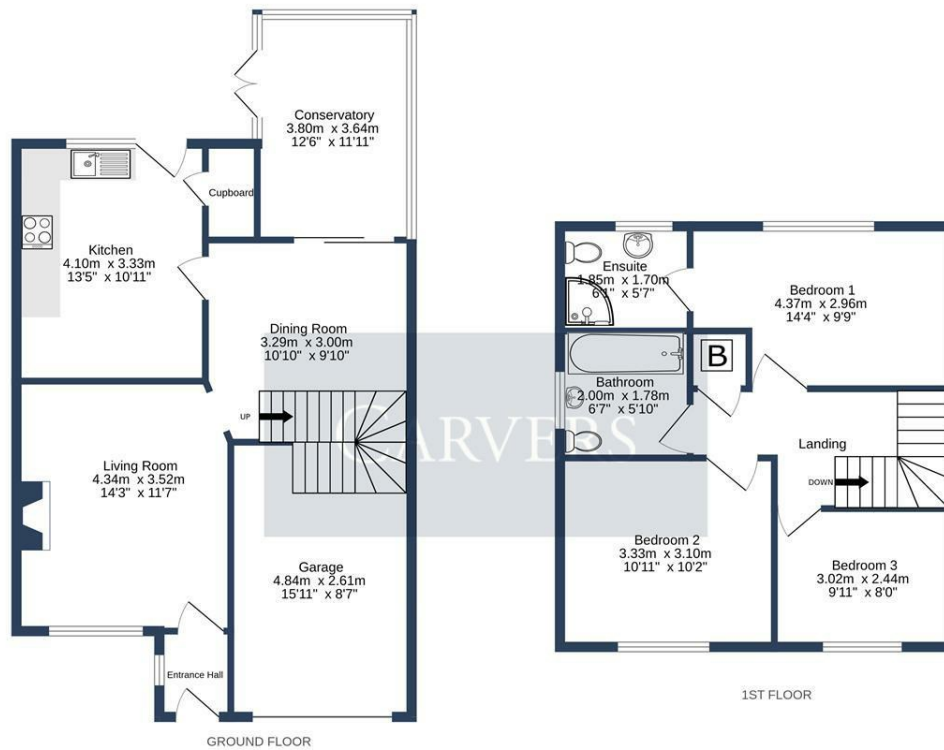
#### Buyer(s) Identification Checks

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)





LOCKYER CLOSE, NEWTON AYCLIFFE, DL5 7QZ.

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.  
Made with Metropex 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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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