



CARVERS
SALES & LETTINGS

Alnwick Grove
Woodham, DL5 4SW
Offers in the region of £130,000

Bungalow - Semi Detached



Offered for sale with NO ONWARD CHAIN this semi-detached bungalow enjoys a CUL-DE-SAC location in the ever popular Woodham area of Newton Aycliffe. Equipped with gas central heating to radiators and uPVC double glazing, the property features a spacious living room, kitchen, two bedrooms and a sun room extension. Externally there are gardens to both the front and rear with driveway.



- Spacious living room
- 2 bedrooms
- Driveway
- No onward chain
- Kitchen
- Sun room
- Enclosed rear garden
- Cul-de-sac

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 Carvers 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
49 sq m / 528 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		89
(81-91) B		
(69-80) C	71	
(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
516.00 sq ft



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Mortgage Advice Bureau







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