



CARVERS

SALES & LETTINGS

Hartley Road
Newton Aycliffe, DL5 4NR
Offers over £80,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 2 bedroom mid terrace property is decorated in a neutral palette throughout and features a dual aspect living room and fitted kitchen, two double bedrooms with built-in storage and a recently installed family bathroom/WC with overhead shower. There is an enclosed garden to the front of the property with sizeable enclosed gardens to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal starter home or suit anyone wishing to downsize. Newton Aycliffe Town Centre and local schooling are within a short walk.



- Dual aspect living room
- Two double bedrooms with built-in storage
- Enclosed front garden
- uPVC double glazing & GCH, (rads) with combi boiler
- Great central location
- Dual aspect fitted kitchen/dining room
- Bathroom/WC with modern white suite
- Sizeable enclosed rear garden
- No onward chain
- Ideal starter home

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

Please note that this property has recently had a borehole floor test which has failed and, therefore, may not be suitable for mortgage purposes. Further details available from the Agent.

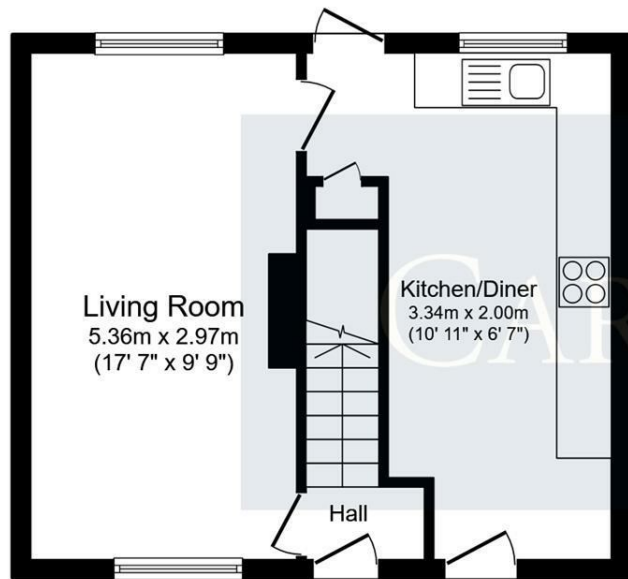
Buyer(s) Identification Checks

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.

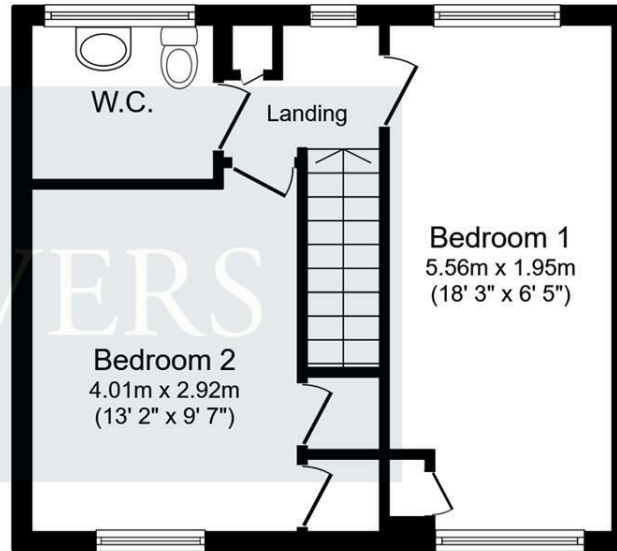
Property Size

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



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
775.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

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.