



# CARVERS

SALES & LETTINGS

Grassholme Place

Newton Aycliffe, DL5 7ES

Offers in the region of £70,000

House - End Terrace



Offered for sale with NO ONWARD CHAIN this END-TERRACE property features an entrance hallway, sizeable living/dining room, kitchen, two double bedrooms and a bathroom with separate WC. Externally there is an enclosed paved garden. Equipped with gas central heating to radiators, (boiler installed March 2025), and uPVC double glazing the property lies within the popular "Horndale" area of Newton Aycliffe and is close to local schooling and bus routes.



- End terrace
- Sizeable living/dining room
- Family bathroom with overhead electric shower
- Enclosed garden
- "Horndale" location
- Entrance hallway with built-in storage cupboards
- Two double bedrooms, (each with built-in storage)
- Separate WC
- No onward chain
- Ideal starter home or BTL investment

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler installed March 2025), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

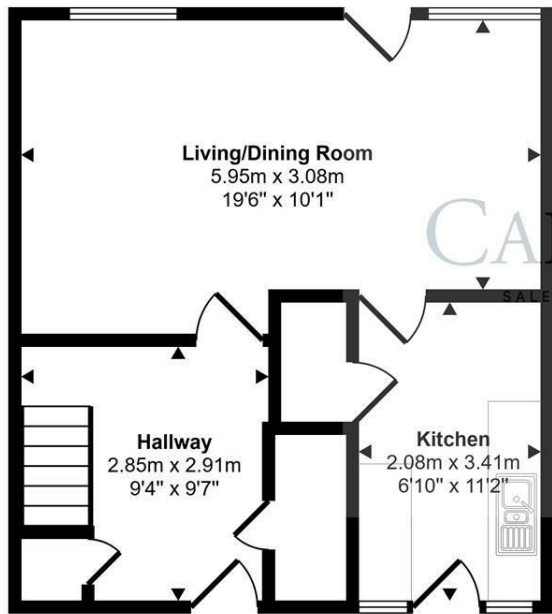
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

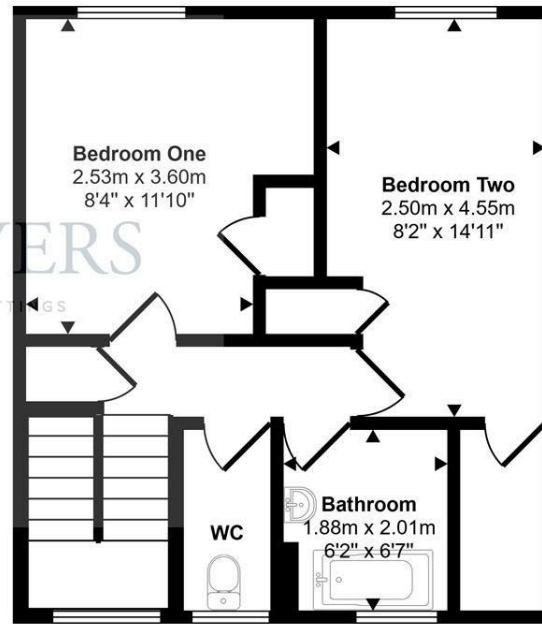
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area  
80 sq m / 858 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 40 sq m / 431 sq ft

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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  
775.01 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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