



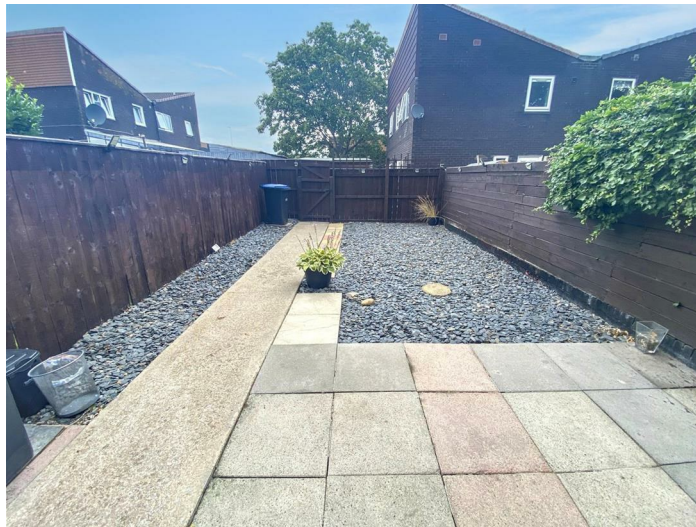
CARVERS
SALES & LETTINGS

Arncliffe Place
Newton Aycliffe, DL5 7EE
Offers in the region of £89,950

House - Terraced



A beautifully presented 3 BEDROOM family home enjoying a lovely outlook to the rear over greenery and pleasantly situated to the outskirts of this conveniently placed development. An internal viewing will reveal an entrance hallway that leads to a convenient ground floor WC and a staircase ascending to the first floor. The living room, which boasts French doors allows an abundance of natural light. The kitchen and dining area are well-appointed with a contemporary range of floor and wall-mounted units, complemented by a patio door that provides easy access to the outdoor space. There is the option to negotiate for free-standing appliances, if required. The first floor comprises three bedrooms, including a principal bedroom with built-in wardrobes, ensuring ample storage space. The second bedroom is also a generous double, while the third bedroom is perfect for a child's room or a home office. The family bathroom/WC is thoughtfully designed, featuring a separate corner shower cubicle for added convenience. Outside, the sizeable enclosed garden is low maintenance in design whilst the rear of the property offers lovely views over greenery, ideal for relaxing or entertaining. The property benefits from uPVC double glazing, enhancing energy efficiency and comfort throughout the year. This home is an excellent opportunity for first-time buyers or families seeking a convenient location with easy access to local amenities. With its modern features and inviting atmosphere, this property is sure to impress.



- Ground floor WC
- Open plan kitchen/diner with free standing appliances available by separate negotiation
- Living room with French doors opening to patio area
- 3 bedrooms
- Bathroom/WC with separate corner shower cubicle
- Sizeable enclosed garden
- Lovely view to the rear
- No onward chain

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

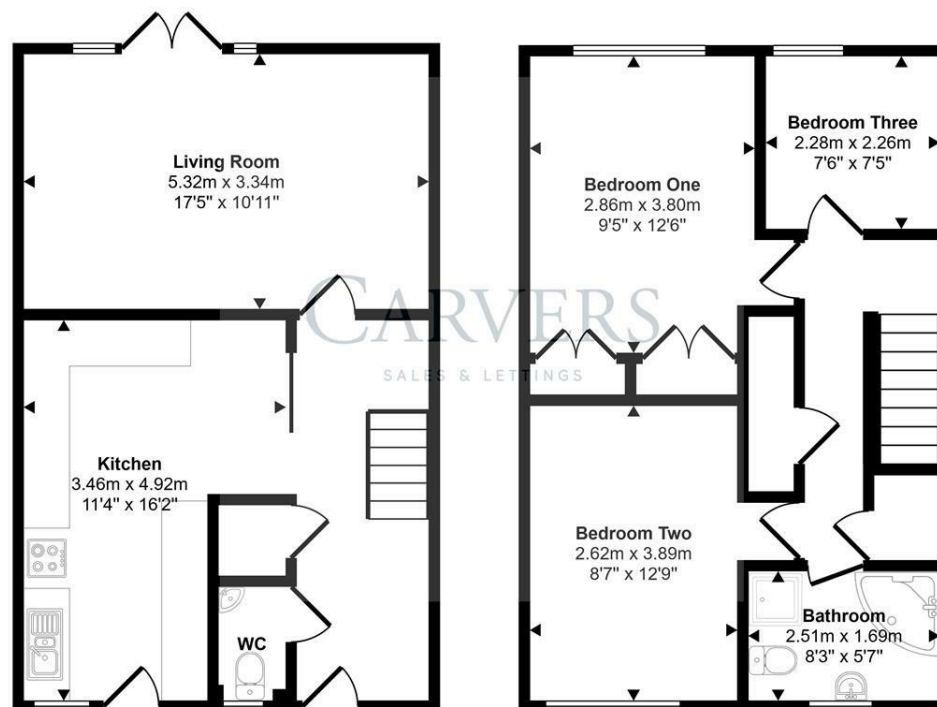
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

Investment Property Details

Potential Rent income: £700pcm



Approx Gross Internal Area
89 sq m / 963 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
	EU Directive 2002/91/EC	

Property size taken from EPC
990.00 sq ft

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