



CARVERS
SALES & LETTINGS

Newbus Grange Country Park
Hurworth Road, Darlington, DL2 1PE
Price £50,000

Bungalow - Detached



Tucked between the picturesque villages of Neasham and Hurworth, and just a short distance from the market town of Darlington, Newbus Grange Country Park enjoys a peaceful yet convenient location. Surrounded by beautiful countryside, it offers holiday home owners the perfect place to escape, relax and enjoy endless holidays away from the hustle and bustle of everyday life.

This secure gated community benefits from a heated outdoor swimming pool and a children's play area, the property itself comes fully furnished, as yet unoccupied everything is practically brand new. The entrance hall leads to a fabulous open plan lounge/kitchen area with integrated appliances. There are two bedrooms, the master with an en-suite shower room and there is a family shower room too. A lovely decked area surrounds the property which has fabulous open countryside views to the rear also.



- Fabulous location between Hurworth and Neasham
- The property has not yet been occupied
- Two bedrooms en suite to master
- Beautiful decked area
- Heated open air swimming pool & communal children's play area
- Peaceful setting in lovely open countryside
- Fully furnished with everything practically brand new
- Lovely open plan large lounge/kitchen with integrated appliances
- Wonderful open countryside views

GENERAL INFORMATION:

Services: LPG heating, mains electric, water and drainage.

Double glazing

Park Fees: £4,000 per annum

TENURE

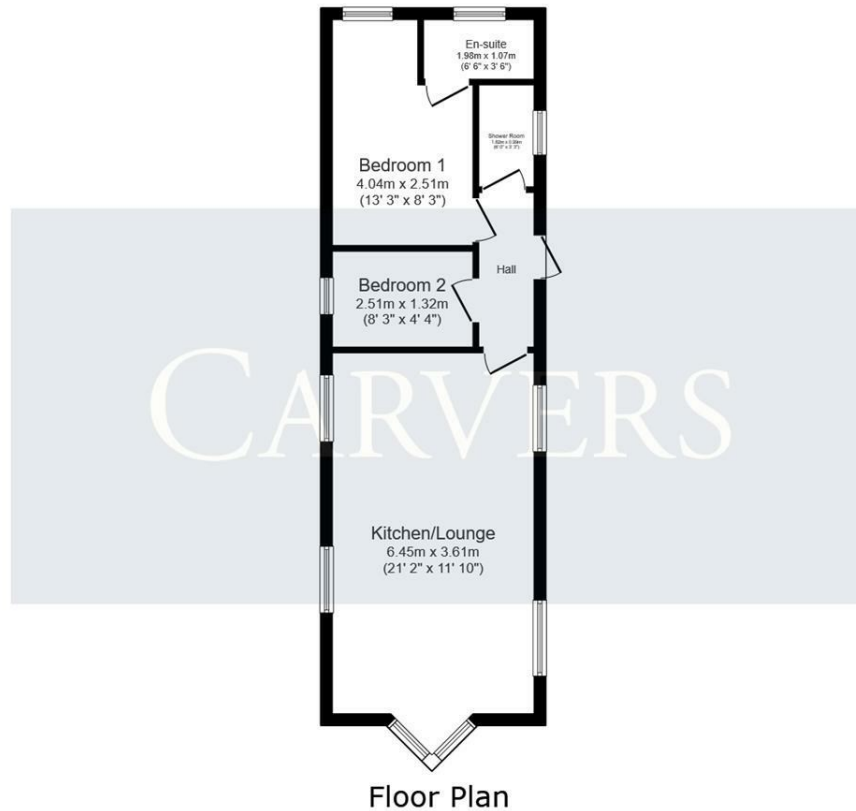
The property falls under the Mobile Homes Act: Pitch Agreement indefinite

Park fees: £4,000 per annum

Buyers 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.





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		EU Directive 2002/91/EC

Property size taken from EPC
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



Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



Your home may be repossessed if you do not keep up repayments on your mortgage.
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.