



**CARVERS**  
SALES & LETTINGS

Langdale Place  
Newton Aycliffe, DL5 7DY  
Offers in the region of £65,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this beautiful END-TERRACE property features a DRIVEWAY and SINGLE GARAGE. Equipped with gas central heating to radiators, (boiler approximately 3, years old), and uPVC double glazing the property includes a welcoming entrance hallway with built-in storage cupboards, a dual aspect living/dining room with French doors and kitchen. The first floor features a generously proportioned principal bedroom whilst there is a second double bedroom to the rear with family bathroom/WC. Externally there is a low maintenance enclosed garden to the rear with driveway and garage.



- End terrace
- Kitchen
- Enclosed low maintenance garden
- uPVC double glazing & GCH, (rads)
- - boiler installed 2023
- Dual aspect living/dining room
- Two double bedrooms
- Driveway & garage
- No onward chain

## Premium Conveyancing

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- \* Evidence of title
- \* Standard searches (regulated local authority, water & drainage & environmental)
- \* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

## 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

We would expect the property to generate a gross rental yield of approximately 12/13%

## Buyer(s) Identification Checks

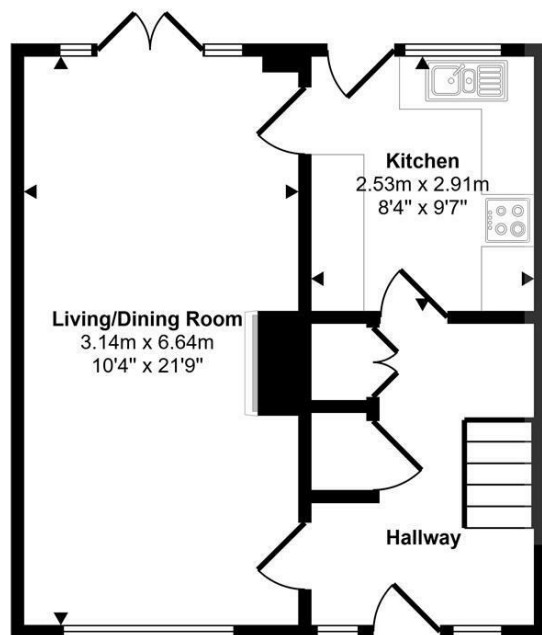
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity,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

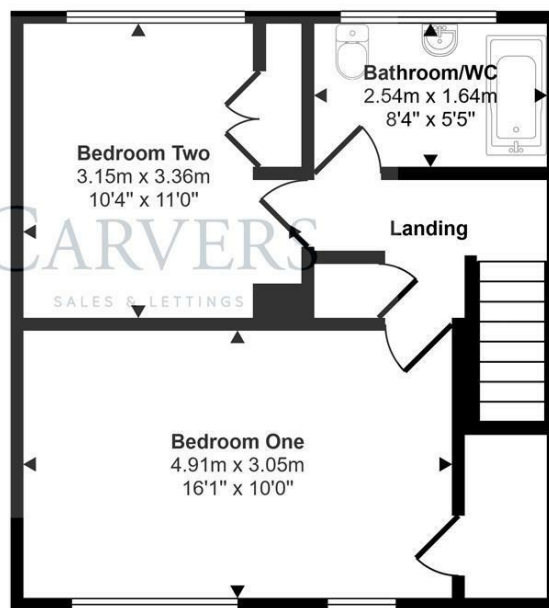
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



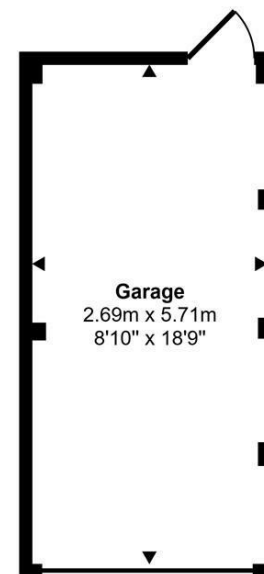
Approx Gross Internal Area  
93 sq m / 996 sq ft



Ground Floor  
Approx 38 sq m / 412 sq ft



First Floor  
Approx 39 sq m / 418 sq ft



Garage  
Approx 15 sq m / 165 sq ft

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 82                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property size taken from EPC  
1054.00 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.

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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.