



CARVERS
SALES & LETTINGS

Bluestone Close
Newton Aycliffe, DL5 4FG
Offers over £160,000

House - Semi-Detached



This 3 BEDROOM semi-detached property is beautifully presented throughout and features a GROUND FLOOR WC, dual aspect living room with French doors and an open plan fitted kitchen/dining room with a range of integrated appliances. Equipped with gas central heating to radiators, uPVC double glazing and roof solar panels the property is ideally located in the popular Cobbler's Hall area of Newton Aycliffe and would suit the needs of a first time buyer or growing family. There is an enclosed garden to the rear of the property with driveway to the side. An internal viewing is highly advised.



- Ground floor WC
- Large open plan dual aspect fitted kitchen/dining room
- Family bathroom/WC
- Enclosed rear garden
- uPVC double glazing & GCH, (rads)
- Dual aspect living room with French doors
- 3 bedrooms
- Driveway extending to the side of the property
- Roof solar panels
- Popular Cobbler's Hall location

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band B

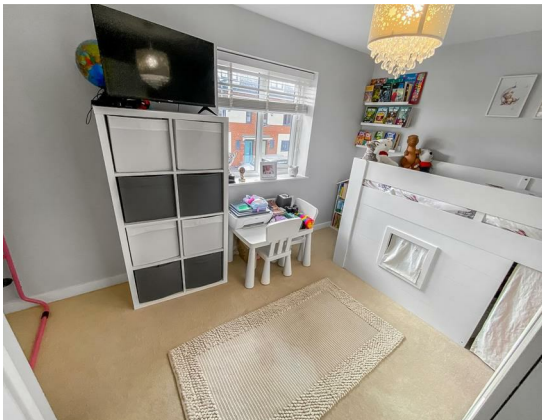
Local Authority:- Durham County Council

Buyer(s) Identification Checks

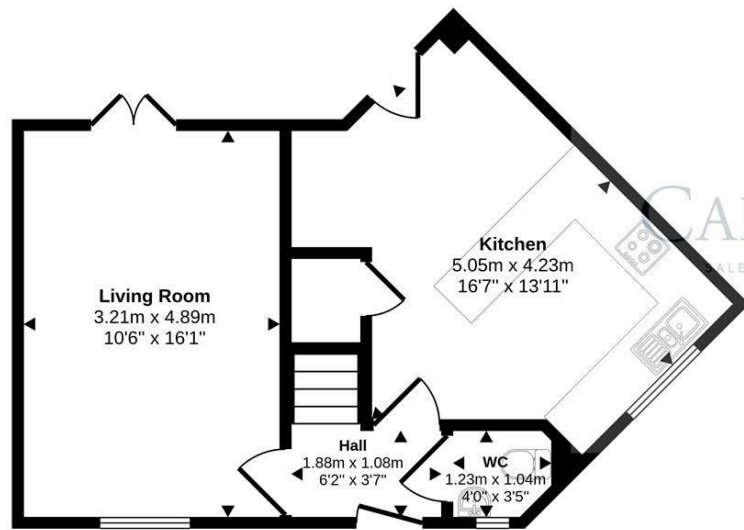
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

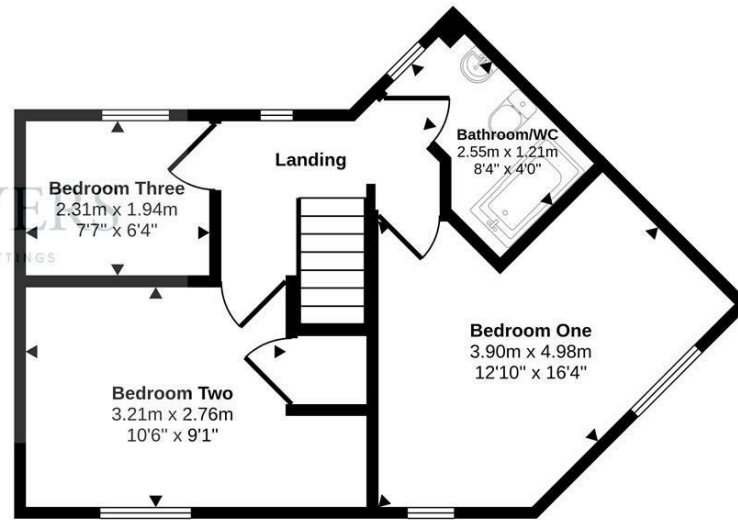
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 38 sq m / 413 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	82	82
(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
850.00 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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