



CARVERS

SALES & LETTINGS

Pemberton Road
Newton Aycliffe, DL5 4RY

Offers in the region of £147,000

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN this 3 bedroom SEMI-DETACHED property features an attached GARAGE with UTILITY ROOM and a sizeable enclosed garden to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property is in need of some cosmetic improvement throughout and is located in the popular Woodham area to the outskirts of Newton Aycliffe.



- Living room
- 3 bedrooms
- Sizeable enclosed rear garden
- No onward chain
- Popular Woodham location
- Kitchen/dining room
- Bathroom/WC with modern white suite
- Attached garage with utility room
- Cosmetic improvement required throughout

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

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)

AWAITING FLOOR PLAN

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
755.00 sq ft



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