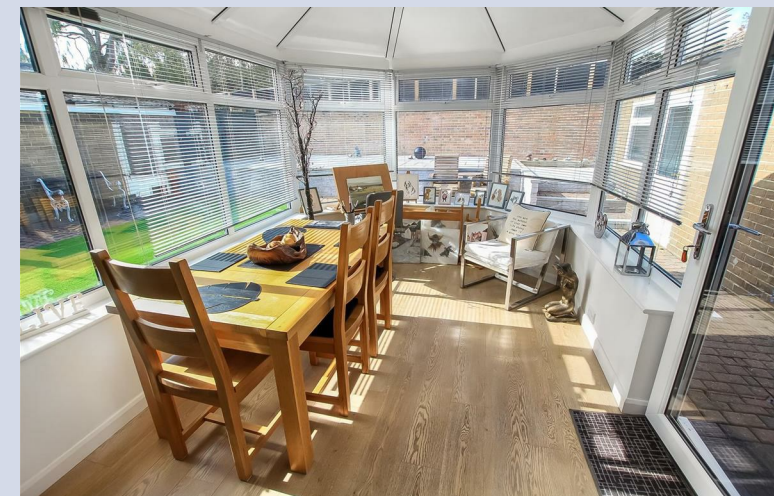
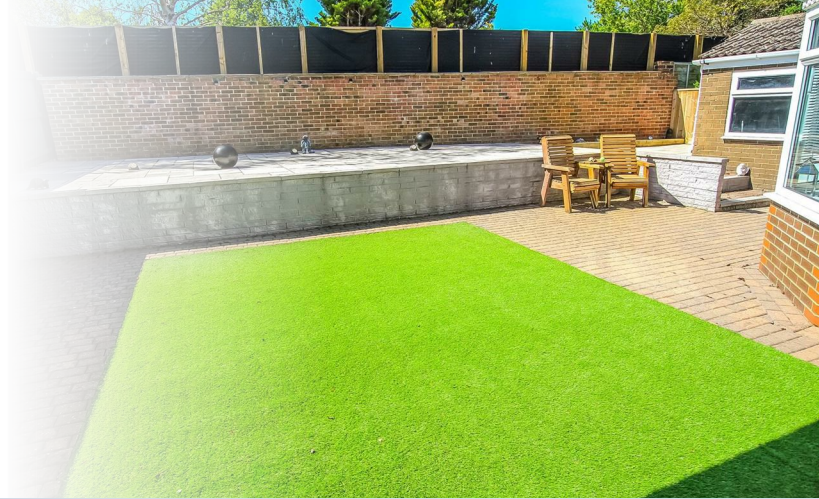
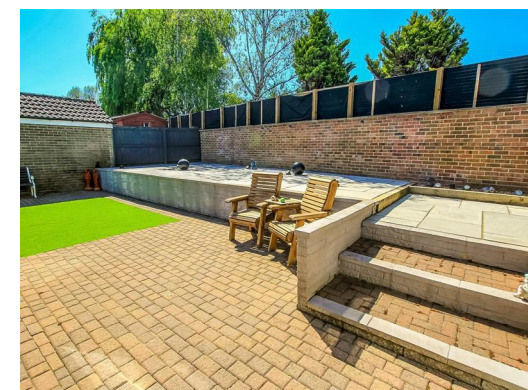




Occupying a pleasant location in this conveniently placed village within a "stones throw" of the A1M this DETACHED bungalow has been significantly improved throughout and is offered for sale with NO ONWARD CHAIN. An internal viewing will reveal an entrance vestibule, well proportioned living room to the front, kitchen and a large uPVC double glazed conservatory overlooking the private rear garden. The principal bedroom features French doors opening to the rear garden and an en-suite WC. There is a second double bedroom to the front with a recently installed bathroom/WC. Externally the driveway extends to the side of the property and in turn leads to the larger than average DETACHED GARAGE. The rear gardens, which enjoy plenty of afternoon sun, have been landscaped with extensive patio area and artificial grass. Equipped with gas central heating to radiators and uPVC double glazing throughout the property lies within a popular village location with central village green, public house, the highly regarded "County" restaurant and regular bus services North and South bound.





Agents Notes

Tenure:- Freehold

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

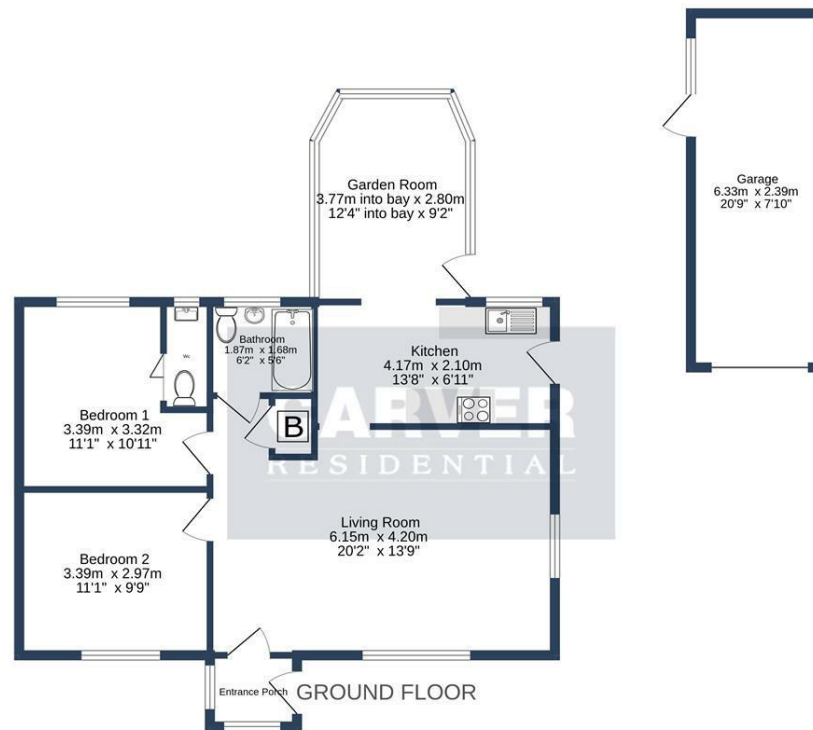
uPVC double glazing throughout

Council Tax:- Band C

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.



MILLFIELDS, AYCLIFFE VILLAGE, DL5 6ND.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	62
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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