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Markham Place  
Newton Aycliffe, DL5 5BD  
Offers in the region of £91,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid terrace property features a living room with separate dining room, GROUND FLOOR WC and an enclosed garden to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property is situated overlooking a central green to the front and would suit the needs of a wide range of buyers.



- Living room overlooking green to the front
- Ground floor WC
- uPVC double glazing
- No onward chain
- Separate dining room
- Enclosed rear garden
- GCH, (rads)

### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

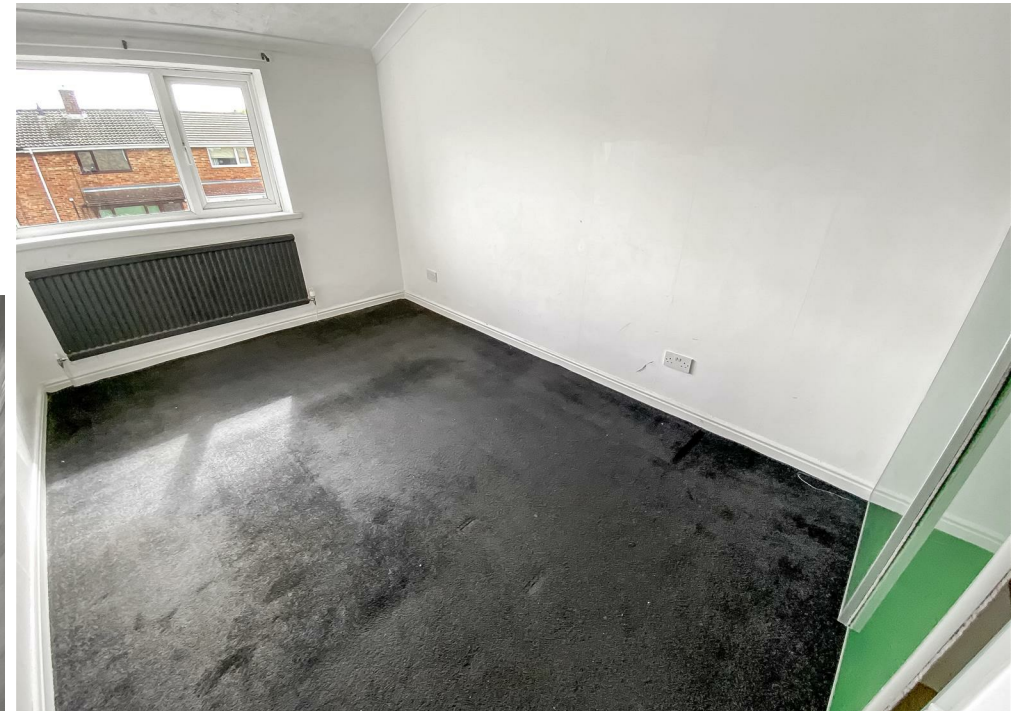
Local Authority:- Durham County Council

### Buyer(s) Identification Checks

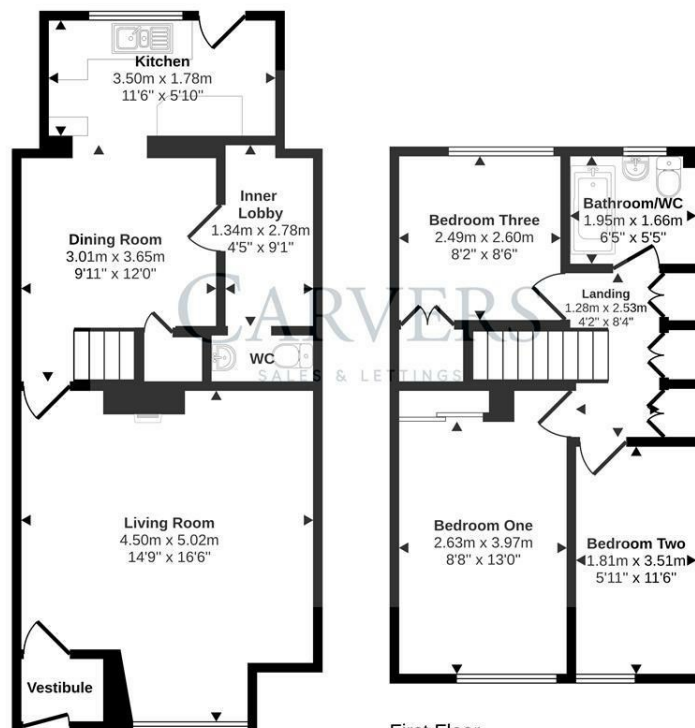
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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  
83 sq m / 891 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft

First Floor  
Approx 37 sq m / 399 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) <b>A</b>                          |         | <b>8</b>                |
| (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 |         |                         |
|                                             |         | 75                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property size taken from EPC  
871.00 sq ft

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