

CARVERS

SALES & LETTINGS

Bluestone Close

Newton Aycliffe, DL5 4FG

Offers in the region of £160,000

House - Semi-Detached

3

1

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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)

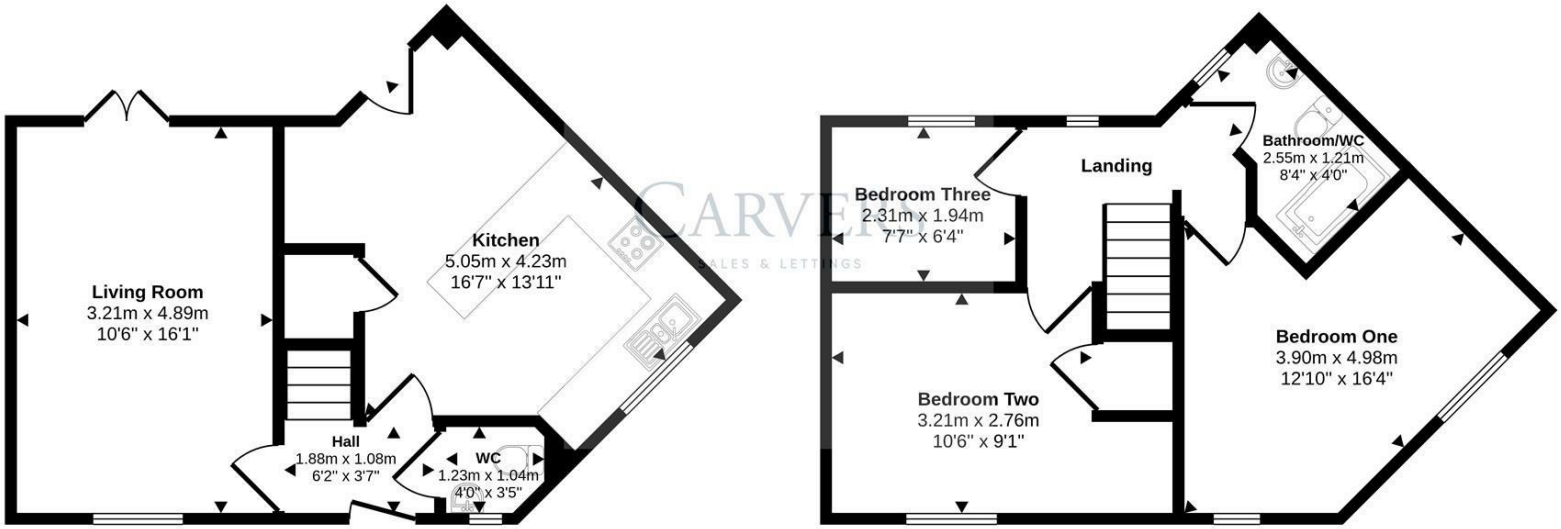








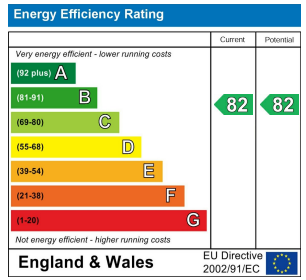
Approx Gross Internal Area
78 sq m / 838 sq ft



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.



Property size taken from EPC
850.00 sq ft



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.

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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.

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