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**RESIDENTIAL**  
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Merlin Court  
Newton Aycliffe, DL5 7PB

**Offers in the region of £150,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s

Offered for sale with NO ONWARD CHAIN and occupying a generous corner plot this double-fronted SEMI-DETACHED property features a ground floor WC, EN-SUITE SHOWER ROOM/WC and a DETACHED GARAGE. The property opens to a welcoming entrance hallway that leads to a well-appointed ground-floor WC. The dual aspect living room, complete with a charming walk-in bay, provides a bright and airy space for relaxation and entertaining. The fitted kitchen/dining room is a delightful area, enhanced by French doors that open onto the garden, creating a seamless connection between indoor and outdoor living. The principal bedroom boasts an en-suite shower room/WC, ensuring a private retreat. Additionally, there are two further bedrooms, ideal for family or guests, along with a family bathroom/WC that caters to all needs. Set on a corner plot within a peaceful cul-de-sac, this property benefits from parking and a detached garage, providing ample storage and convenience. With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this property is a wonderful opportunity not to be missed.





- Entrance hallway with ground floor WC
- Fitted kitchen/dining room with French doors
- Detached garage
- Cul-de-sac
- No onward chain
- Large living room with walk-in bay
- En-suite shower room/WC
- Generous corner plot
- Convenient location
- Ideal starter / family home

**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.

**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, garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	89
(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 from EPC  
861.00 sq ft

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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 used 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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MAB 6202



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