



CARVERS
SALES & LETTINGS

Greville Way
Newton Aycliffe, DL5 5EX
Offers in the region of £115,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM family home features a DRIVEWAY and SIZEABLE ENCLOSED GARDENS to the rear.

An internal viewing will reveal two inviting reception rooms that provide space for relaxation and entertaining. The living room and dining room both overlook the rear garden.

The kitchen, complete with a utility room and a convenient ground floor WC, ensures that daily tasks are handled with ease. Upstairs, you will find three bedrooms, all of which also enjoy views of the rear garden, allowing for a peaceful retreat at the end of the day. The first floor is further enhanced by a wet room/WC, adding to the home's functionality.

The property benefits from uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Additionally, the inclusion of roof solar panels is a notable feature, promoting sustainability and potentially reducing energy costs.

Outside, the front of the property boasts a driveway, while the rear garden offers a private outdoor space, perfect for gardening enthusiasts or family playtime.



- Entrance porch & hallway with return staircase to first floor
- Kitchen
- 3 bedrooms overlooking rear garden
- Sizeable enclosed rear gardens
- uPVC double glazing, solar panels & GCH, (rads)
- Living room with separate dining room overlooking rear garden
- Utility room with ground floor WC
- Wet room/WC
- Driveway
- No onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Roof solar panels

Council Tax:- Band A

Local Authority:- Durham County Council

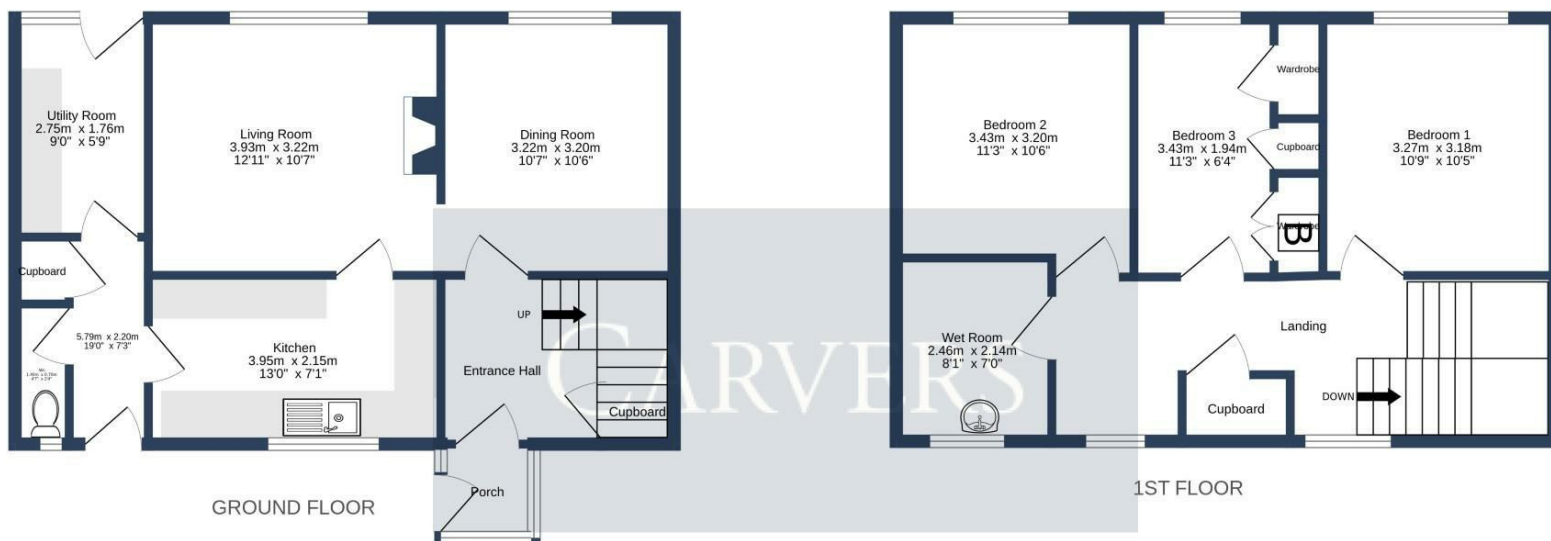
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Property Size

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)





GREVILLE WAY, NEWTON AYCLIFFE DL5 5EX.

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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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	73	77
EU Directive 2002/91/EC		

Property size taken from EPC
1033.00 sq ft

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