



# CARVERS

SALES & LETTINGS

Oakfield

Newton Aycliffe, DL5 7AS

Offers in the region of £110,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 bedroom mid-terrace property features a ground floor WC, driveway and a detached garage.

Upon entering, you are greeted by a welcoming entrance hallway, complete with a large walk-in cupboard and a convenient ground floor WC. The fitted kitchen is practical and functional, while the "L" shaped living/dining room is bathed in natural light, creating a warm and inviting atmosphere for relaxation and entertaining.

The principal bedroom boasts built-in wardrobes, providing ample storage, alongside two additional bedrooms that are perfect for children, guests, or a home office. The family bathroom/WC is well-appointed, catering to all your needs.

Outside, the property features an enclosed garden both at the front and rear, offering a private space for outdoor activities or simply enjoying the fresh air. The driveway accommodates one vehicle, and there is also a detached garage, providing further parking options or additional storage.

Recently redecorated throughout, this home benefits from new carpets on the staircase, landing, and bedrooms, ensuring a fresh and modern feel. With no onward chain, this property is ready for you to move in and make it your own.



- Entrance hallway with large built-in storage cupboard
- Fitted kitchen
- Built-in wardrobes to principal bedroom
- Driveway for one vehicle & detached garage
- Recently decorated throughout with new carpets to staircase, landing and bedrooms
- Ground floor WC
- "L" shaped living/dining room
- Family bathroom/WC
- uPVC double glazing & GCH, (rads)
- No onward chain

## 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

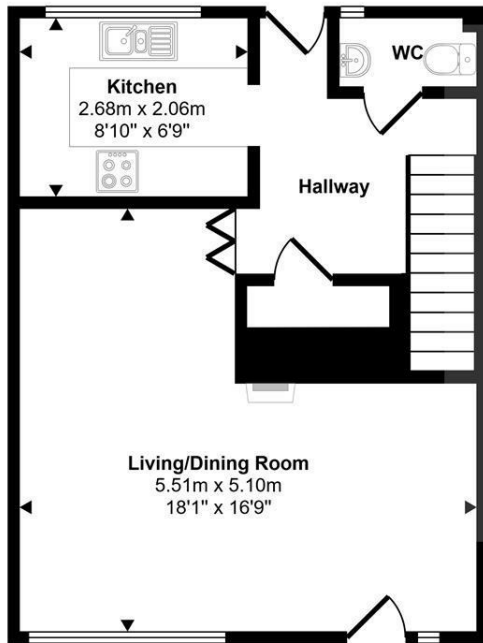
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

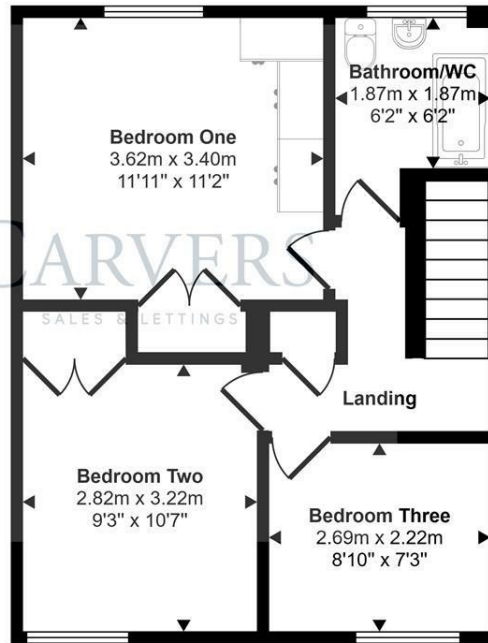
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



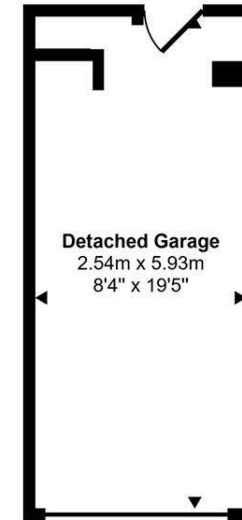
Approx Gross Internal Area  
97 sq m / 1048 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft



First Floor  
Approx 42 sq m / 451 sq ft



Garage  
Approx 15 sq m / 162 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>		
(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		
<b>England &amp; Wales</b>	70	76
	EU Directive 2002/91/EC	

Property size taken from EPC  
1087.00 sq ft

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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.

The Property Ombudsman RICS naea propertymark arla propertymark Ethical Agent Network

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