



CARVERS
SALES & LETTINGS

Atkinson Gardens
Aycliffe Village, DL5 6LH
Offers in the region of £185,000

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM semi-detached property pleasantly overlooks a central green to the front within this popular village location. Equipped with gas central heating to radiators and uPVC double glazing the property comprises an entrance hallway, dining room to the front, large living room with French doors opening to the rear garden and a fitted kitchen with internal door to the attached garage. The first floor features 3 bedrooms and a shower room with separate WC. Externally there is a driveway to the side of the property with gated access with enclosed garden to the rear.



- Extended
- Large living room with French doors
- Shower room with separate WC
- Attached garage
- No onward chain
- Fitted kitchen
- Separate dining room
- Driveway
- Popular village location

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

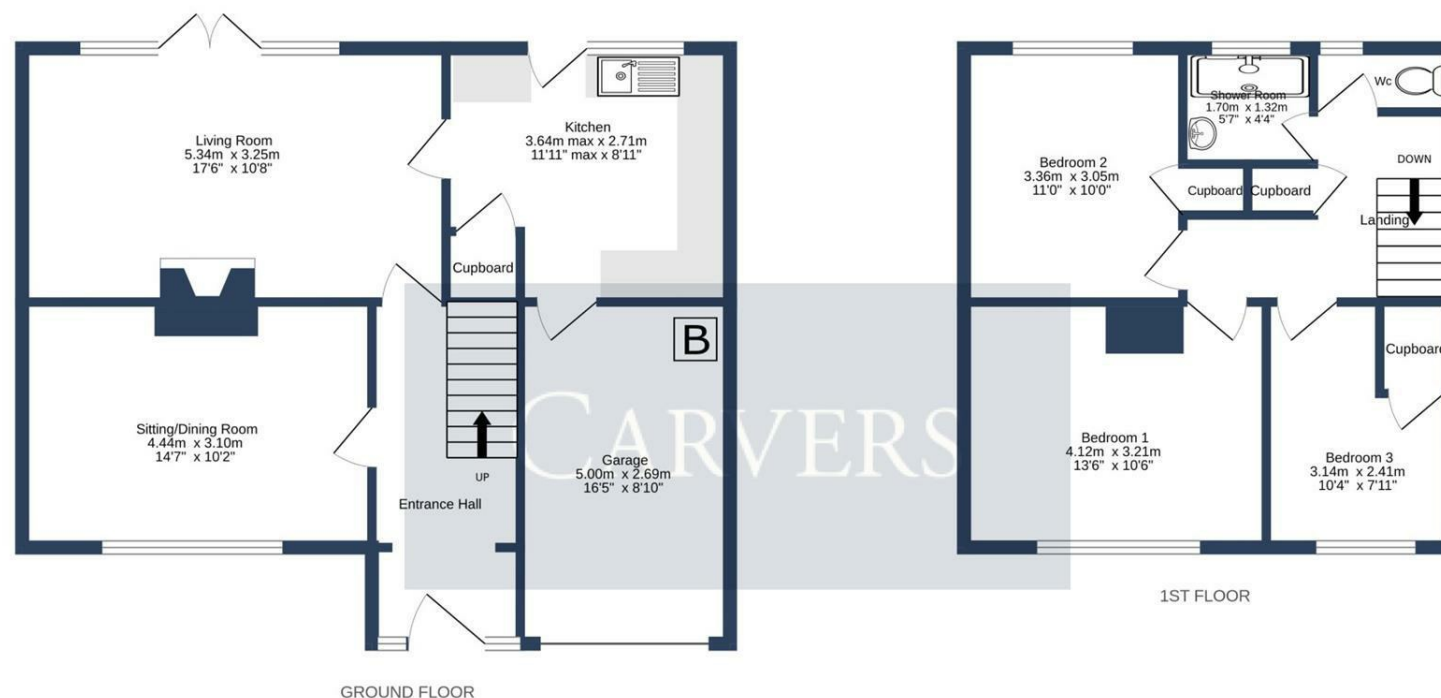
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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)





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	7
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 **Visit:** Any of our offices

Web: mortgageadvicebureau.com/carvers



Mortgage Advice Bureau

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.







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.