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Lightfoot Road
Newton Aycliffe, DL5 4EP

Offers in the region of £80,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 2 bedroom md-terrace property is ideally situated for access to Newton Aycliffe Town Centre, bus routes and local schooling. The property features a welcoming entrance vestibule that leads into a spacious dual aspect living/dining room, enhanced by elegant French doors that open onto the sizeable enclosed rear garden. This outdoor space is ideal for relaxation or entertaining, providing a private retreat in the heart of the community. The modern fitted kitchen is well-equipped, making it a joy for any home cook. The property boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. The bathroom/WC is conveniently located, catering to the needs of a small family or professionals alike. With uPVC double glazing throughout and gas central heating ensuring warmth during the cooler months.





- Dual aspect living/dining room with French doors
- Two double bedrooms
- Popular central location
- Fitted kitchen
- Low maintenance enclosed rear garden
- 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

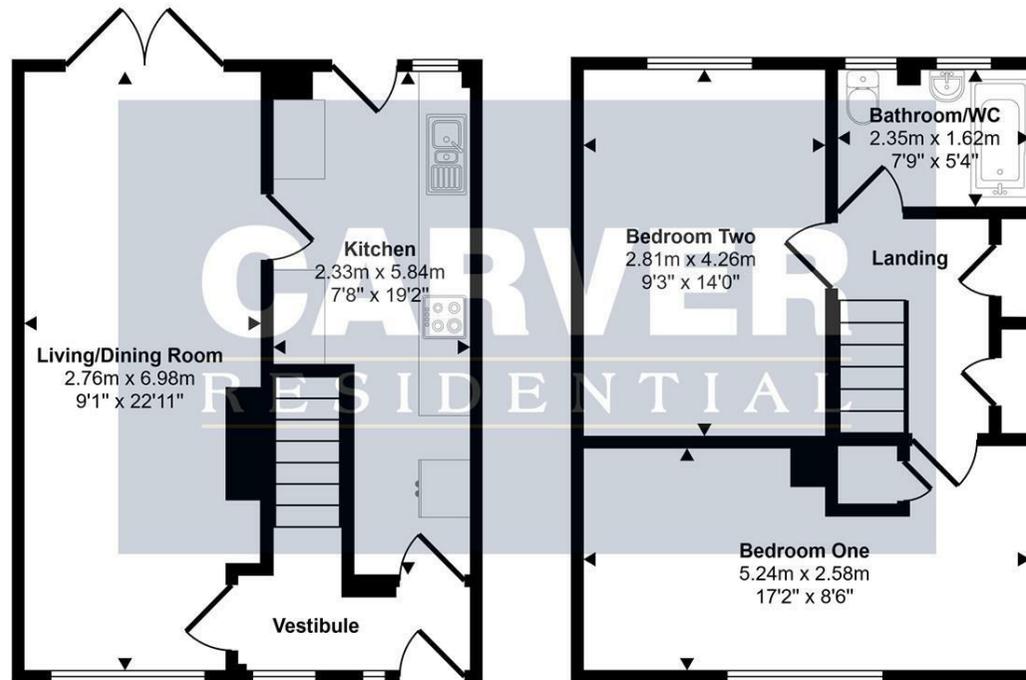
Buyer(s) Identification Checks

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, garage)

Approx Gross Internal Area
73 sq m / 790 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx 36 sq m / 392 sq ft

First Floor
Approx 37 sq m / 397 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.

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MAB 6202



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