



CARVERS

SALES & LETTINGS

Aysgarth Close

Newton Aycliffe, DL5 7EF

Offers in the region of £75,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this fabulous comprehensively updated and improved mid-link property would make an ideal starter home or BTL

The property features a welcoming entrance hallway that leads into a modern fitted kitchen/dining room, complete with integrated cooking appliances, making it an ideal space for both culinary enthusiasts and family gatherings.

The spacious living room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Upstairs, you will find two generously sized double bedrooms, ensuring ample space for rest and privacy. The family bathroom/WC is fitted with a contemporary white suite, adding a touch of modern elegance to the home.

The property benefits from uPVC double glazing and gas central heating to radiators, ensuring warmth and energy efficiency throughout the year. An enclosed garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Situated in a convenient central location, this home is within easy reach of local schooling and bus routes, making it an excellent choice for families or those commuting. Whether you are a first-time buyer looking for your ideal starter home or an investor seeking a promising buy-to-let opportunity, this property is sure to meet your needs.



- Entrance hallway
- Spacious living room
- Family bathroom/WC with modern white suite
- GCH, (rads)
- "Move In" condition
- Modern fitted kitchen
- Two double bedrooms
- Enclosed garden
- uPVC double glazing
- Ideal starter home or BTL investment

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 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)

Bedroom One

Bedroom Two

Family Bathroom/WC

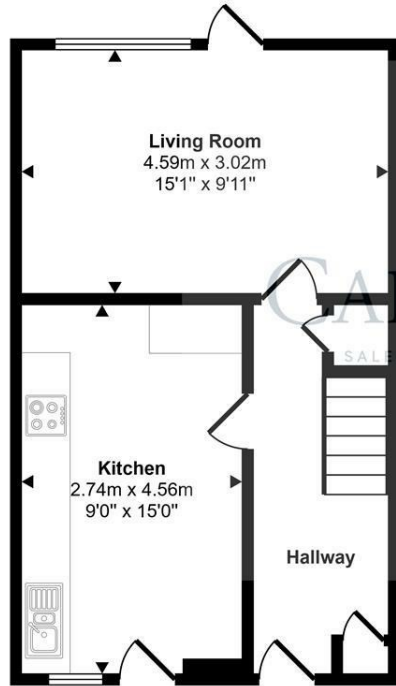
Kitchen/Dining Room

Living Room

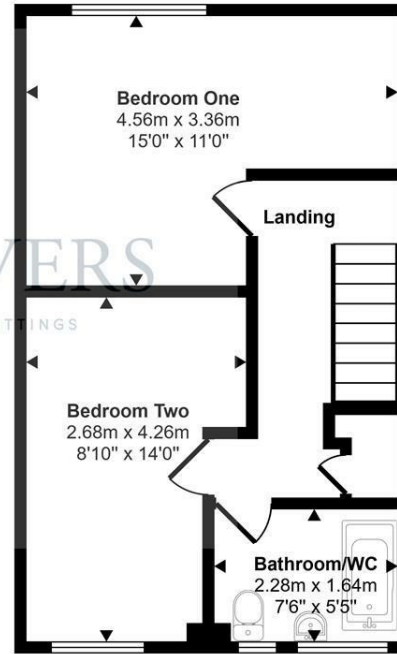
Front Elevation



Approx Gross Internal Area
71 sq m / 765 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft



First Floor
Approx 36 sq m / 383 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
710.42 sq ft

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

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.