



CARVERS

SALES & LETTINGS

Barrington Road
Newton Aycliffe, DL5 7AG

Offers in the region of £70,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid terrace property is in need of a programme of refurbishment throughout and would suit the needs of a developer or buy to let investor. Equipped with gas central heating to radiators and some uPVC double glazing the property features a ground floor WC, dual aspect living room, dual aspect kitchen/dining room and a sizeable enclosed rear garden.



- Refurbishment required throughout
- Dual aspect living room
- 3 bedrooms
- Partial uPVC double glazing
- No onward chain
- Ground floor WC
- Dual aspect kitchen/dining room
- Enclosed rear garden
- GCH, (rads)

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

Please note that this property sale is subject to Grant of Probate

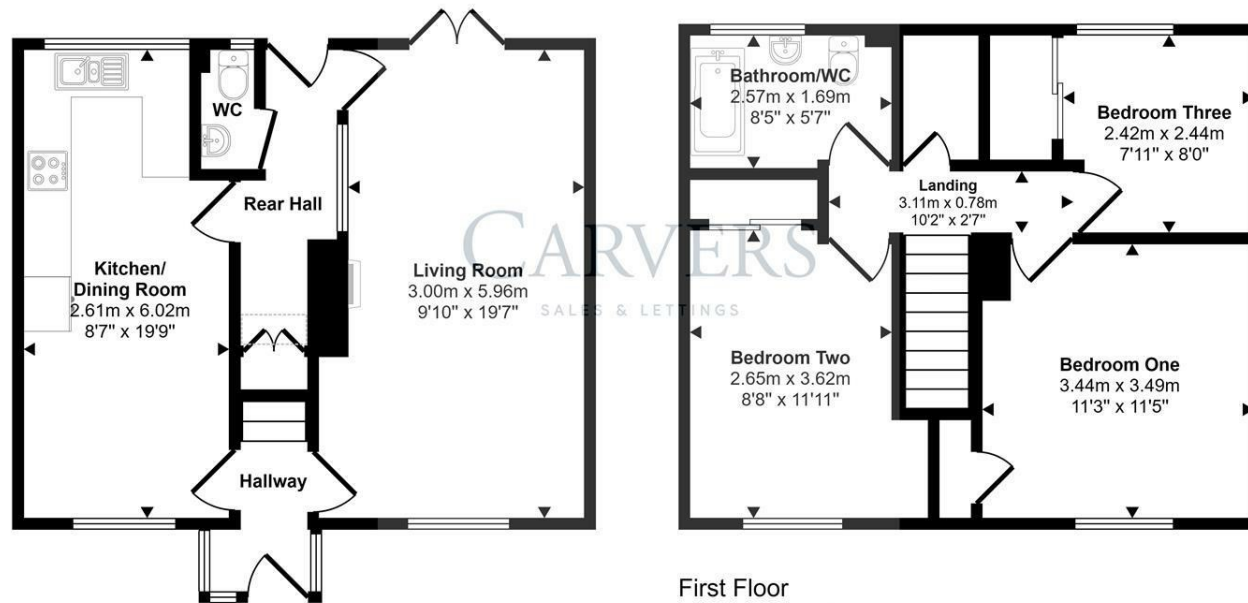
Buyer(s) Identification Checks

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)

Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

Denotes head height below 1.5m

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		
(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		
EU Directive 2002/91/EC		

Property size taken from EPC
sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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