

CARVERS

SALES & LETTINGS

Hambleton Court

Newton Aycliffe, DL5 7HR

Offers in the region of £170,000

House - Semi-Detached

3

1

2

Offered for sale with NO ONWARD CHAIN this EXTENDED 3 bedroom semi-detached property features a ground floor shower room/WC together with a first floor bathroom/WC and two attached single garages. The property occupies a generous plot in this lovely cul-de-sac on the popular Byerley Park development and is equipped with gas central heating to radiators and uPVC double glazing throughout. An internal viewing will reveal an entrance hallway, dual aspect living/dining room, fitted kitchen, utility and a ground floor shower room/WC. The first floor features 3 bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear of the property with double width driveway leading to the garages.









- Extended
- Fitted kitchen
- Ground floor shower room/WC
- Family bathroom/WC
- Two attached garages with electric up and over doors
- Living/dining room
- Utility room
- 3 first floor bedrooms
- Generous plot
- No onward chain

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

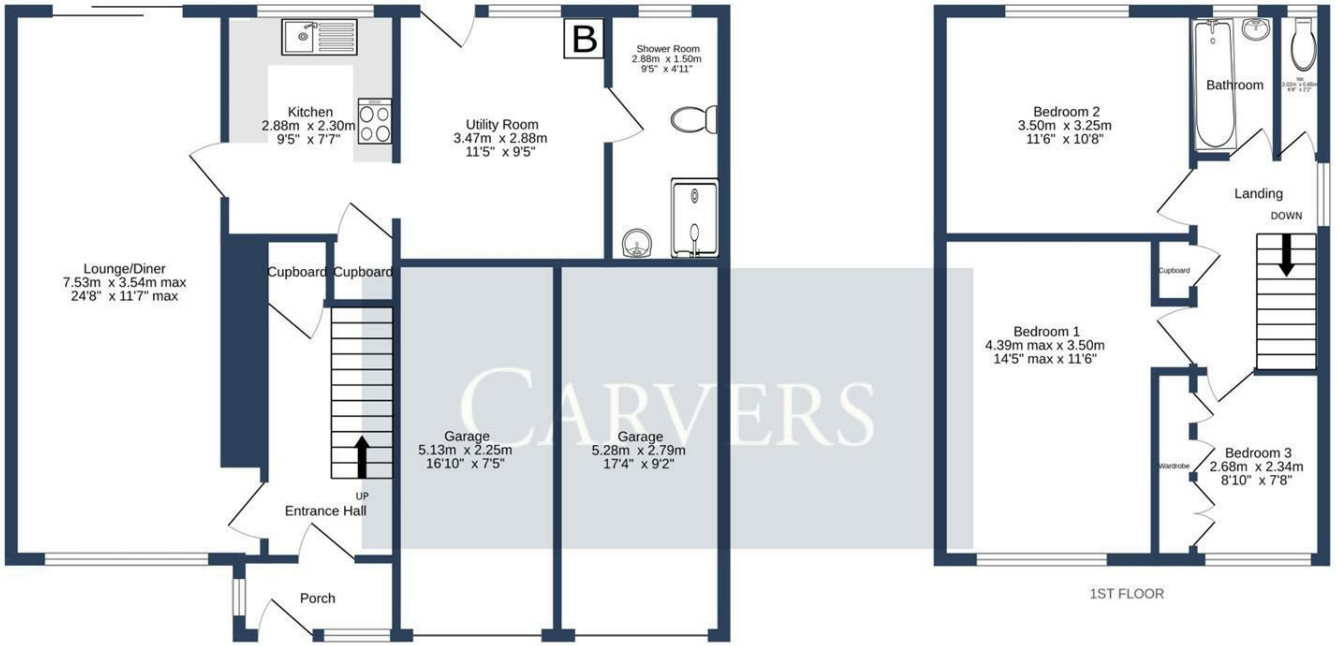
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

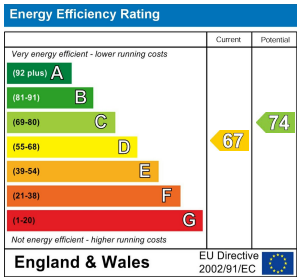












Property size taken from EPC sq ft

HAMBLETON COURT, NEWTON AYCLIFFE. DL5 7HR.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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