



CARVERS

SALES & LETTINGS

Bluebell Close

Newton Aycliffe, DL5 7LW

Offers in the region of £110,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-link property features a GROUND FLOOR WC, spacious living room and kitchen/dining room with a delightful enclosed garden to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property would make an ideal home for a first time buyer or growing family.



- Ground floor WC
- Spacious living room
- 3 bedrooms
- Attractive enclosed rear garden
- uPVC double glazing
- Kitchen/dining room
- Ample ground floor storage
- Shower room/WC
- No onward chain
- 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

There is an quarterly service charge payable to Home Group at £49.89

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)

Sale Ready Pack

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

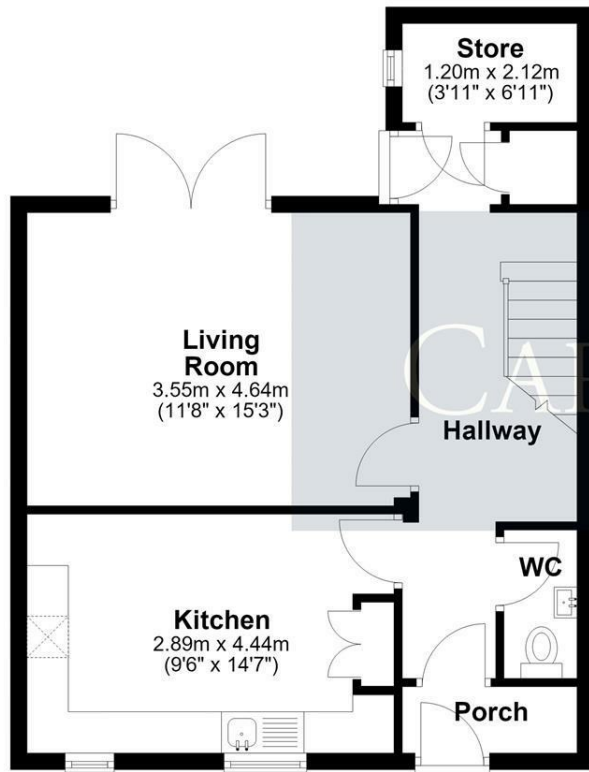
- * Evidence of title
- * Standard searches (regulated local authority, water & drainage & environmental)
- * Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



Total area: approx. 92.0 sq. metres (989.8 sq. feet)

69 Bluebell Close, Newton Aycliffe

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	74	80
	EU Directive 2002/91/EC	

Property size taken from EPC
990.00 sq ft

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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.