



# CARVERS

SALES & LETTINGS

Birch Way

Newton Aycliffe, DL5 7BH

Offers in the region of £220,000

House - Detached



Occupying a cul-de-sac location this DETACHED family home features a ground floor WC, dual aspect living room and kitchen/dining room, en-suite shower room/WC and a detached garage.

Upon entering, you are greeted by an entrance hallway that leads to a spacious dual aspect living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the dual aspect fitted kitchen/dining room, which provides an inviting space for family meals and gatherings. The ground floor also features a convenient WC, enhancing the practicality of the layout.

The principal bedroom boasts an en-suite shower room/WC, ensuring privacy and convenience, while the two additional bedrooms are well-sized and share a modern family bathroom. This thoughtful design caters to the needs of modern living.

Outside, the property features an enclosed garden, providing a safe and private area for children to play or for hosting summer barbecues. Additionally, a detached garage offers ample storage space or the potential for a workshop, while parking for two vehicles ensures convenience for residents and guests alike.

This delightful home is not only stylish and functional but also situated in a friendly community, making it a wonderful opportunity for anyone looking to settle in Newton Aycliffe. With its modern amenities and thoughtful design, this property is sure to impress.



- Ground floor WC
- Dual aspect fitted kitchen/dining room with French doors
- Family bathroom/WC
- Dual aspect living room
- En-suite shower room/WC
- Detached garage

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

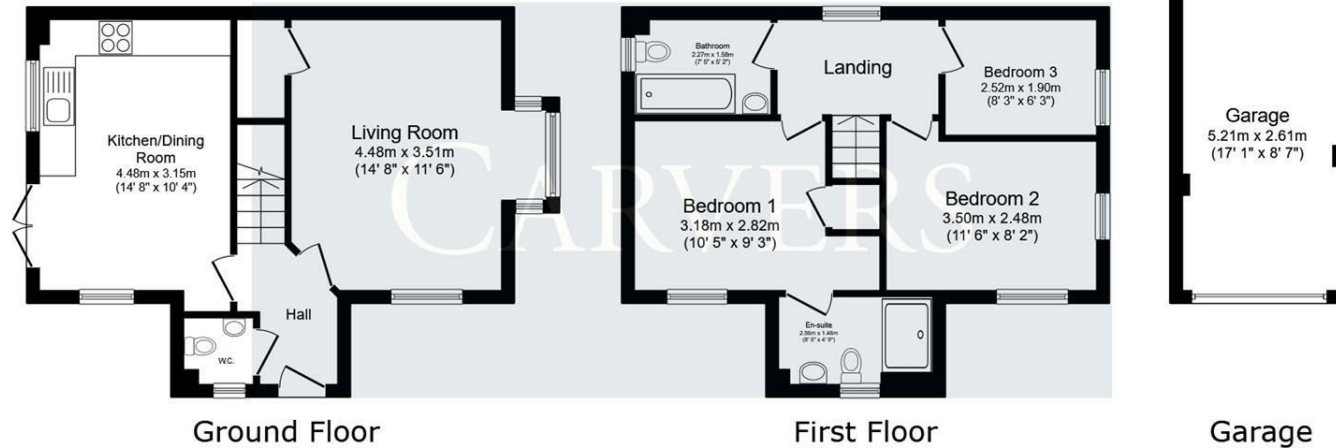
## Buyer(s) Identification Checks

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 and/or garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 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.

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