



Situated in the popular area of Newton Aycliffe, this well-presented terraced home on Bates Close offers practical and comfortable living accommodation, ideal for families and first-time buyers.

The property features an entrance hallway with built-in storage, a recently updated ground floor WC, and a spacious living / dining room. Upstairs, there are three well-proportioned bedrooms, including two doubles and a single, along with a modern shower room fitted with a double-sized shower cubicle.

Externally, there is an enclosed low maintenance garden.





- Entrance hallway with built-in storage cupboards
- Living/Dining Room
- Two large double bedrooms and single bedroom
- Enclosed garden
- Ground floor WC with recently installed suite
- Fitted kitchen
- Shower room/WC with double-sized shower cubicle

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

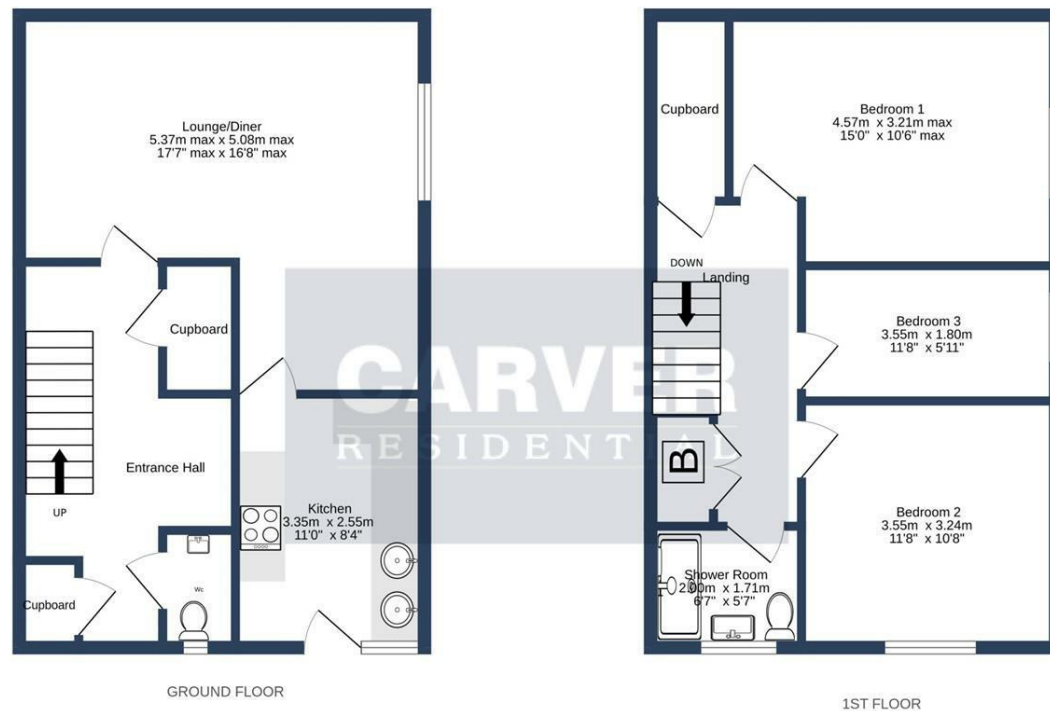
Local Authority:- Durham County Council

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, garage)



BATES CLOSE, NEWTON AYCLIFFE, DL5 7NH.

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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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	

Floor Area from EPC - sq ft

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MAB 6202



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