



CARVERS
SALES & LETTINGS

Ross Walk
Newton Aycliffe, DL5 5BE
Offers over £125,000

House - Terraced



This END-TERRACE property features a UTILITY ROOM, GROUND FLOOR WC and a SINGLE GARAGE in an adjacent block. Equipped with gas central heating to radiators and uPVC double glazing an internal viewing will reveal an entrance hallway, living room to the front overlooking greenery and an open plan kitchen/dining room. There are three good size bedrooms to the first floor with shower room/WC. Externally there is a low maintenance enclosed garden to the rear.



- End terrace
- Open plan fitted kitchen/dining room with French doors
- Ground floor WC
- Shower room/wc
- Single garage
- Living room with solid fuel stove
- Utility room
- Three good size bedrooms
- Enclosed rear garden
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

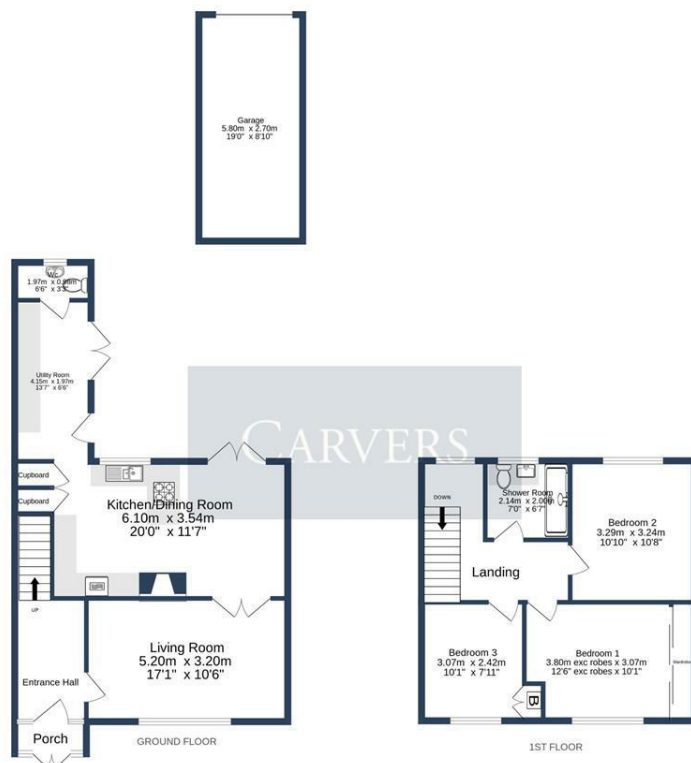
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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)





ROSS WALK, NEWTON AYCLIFFE, DL5 5BE.

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	72	77
(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
1151.00 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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