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High Street
Aycliffe Village, DL5 6JY

Offers in the region of £200,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

This delightful double-fronted end-terraced property offers a perfect blend of comfort and convenience and is ideally situated just a stone's throw from the A1M, making it an excellent choice for commuters and families alike. Upon entering, you are welcomed by an entrance vestibule that leads to a bay-windowed dining room, creating a warm and inviting atmosphere. The dining area seamlessly connects to the kitchen, which features an inner hall and a practical utility cupboard, ensuring that everyday living is both functional and enjoyable. The bay-windowed living room is a true highlight, boasting an inglenook fireplace complete with a log-burning stove, perfect for cosy evenings in. The first floor comprises two well-proportioned bedrooms, complemented by a versatile box room that can serve as an office or additional storage space. The family bathroom is thoughtfully designed, featuring a separate shower cubicle for added convenience. For those seeking extra space, a staircase leads to an attic room that can be adapted for various uses, whether as a playroom, study, or guest accommodation. Outside, the property benefits from a driveway to the side, along with outbuildings that provide additional storage options. This charming home in Aycliffe Village is not only a wonderful place to live but also offers a fantastic opportunity for those looking to settle in a popular and accessible location. With its blend of character, space, and practicality, this property is sure to appeal to a wide range of buyers.





- Double-fronted
- Bay-windowed dining room opening to kitchen
- Family bathroom/WC with separate shower cubicle
- Outbuildings to rear
- Popular village location close to A1M
- Bay-windowed living room with inglenook fireplace and solid fuel stove
- 2 first floor bedrooms and office/box room
- Staircase to attic room providing useful versatile space
- Driveway

Agents Notes

Tenure:- Freehold

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

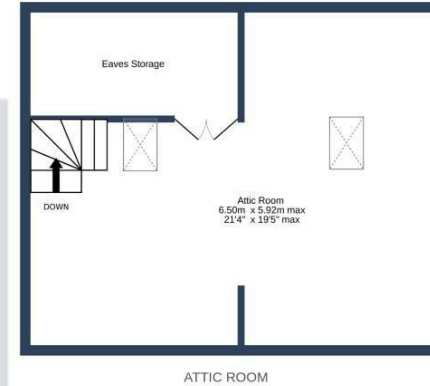
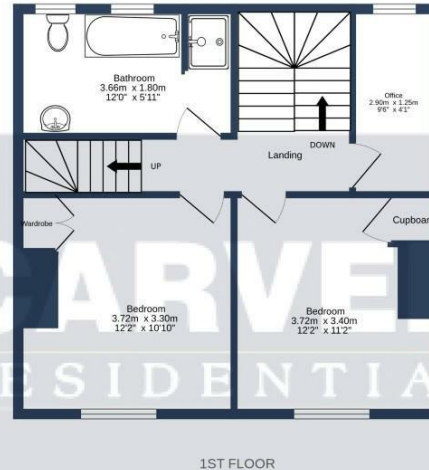
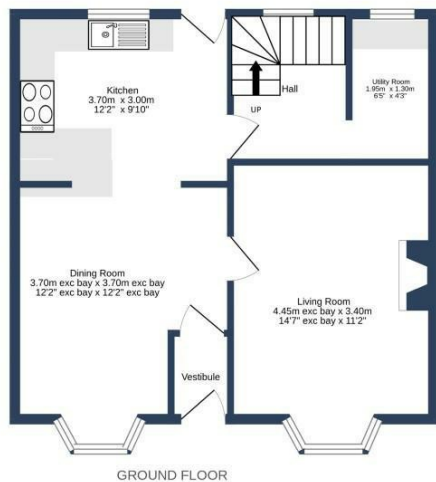
Council Tax:- Band B

Local Authority:- Durham County Council

Agents Notes:- We understand that there is a right of way to the rear of the property serving access to the neighbouring property, (no. 8).

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.



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		63	73
		EU Directive 2002/91/EC	

HIGH STREET, AYCLIFFE VILLAGE .DL5 6JY.

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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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