



**Bell Walk, Newton Aycliffe, DL5 5AF**  
**Offers over £60,000**

A 3 BEDROOM mid-terrace property with SIZEABLE ENCLOSED REAR GARDENS pleasantly situated to the outskirts of Newton Aycliffe. Equipped with gas central heating to radiators and uPVC double glazing, the property features a dual aspect living room, separate dining room and a first floor family bathroom/WC.

3 bedroom/s  
House - Terraced

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: E

## Agents Notes

Tenure:- Freehold

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

Council Tax:- Band A

Local Authority:- Durham County Council

## Important

An inspection of fill materials beneath the floors was undertaken in June 2006.

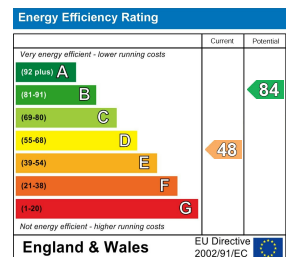
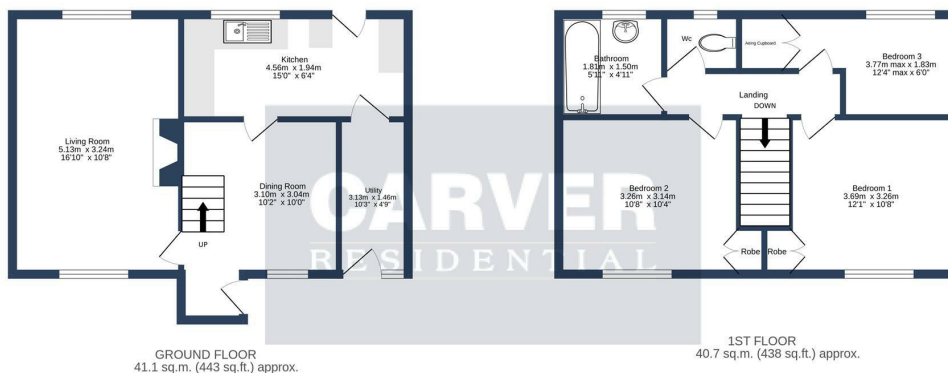
The inspection, consisting of two boreholes, revealed that the fill materials present consisted of mainly gravel with ash or clinker. Problems have arisen in some cases where similar fill materials have contained relatively high water soluble sulphate concentrations. This can give rise to sulphate attack on adjacent concrete and mortar.

The results indicated that a value above the level where sulphate attack on concrete would normally be considered a risk. On the basis of this information from this investigation it is concluded that there is a risk of attack due to elevated sulphate concentrations in some of the fill materials. If sulphate attack did occur it would probably be seen as cracking or heave in the concrete floors. Slight cracking was recorded at the hallway borehole position probably associated with sulphate attack.

Our client has informed that there is visible evidence of heave in the kitchen floor.

Therefore, based upon the above information the property may not be mortgageable in it's current condition. We would advise interested parties to speak to their mortgage broker or lender to clarify whether you are able to raise finance to purchase the property before committing to viewing.

We would advise for any potential buyer to undertake their own due diligence prior to making an offer to purchase.



BELL WALK, NEWTON AYCLIFFE, DL5 5AF.  
 TOTAL FLOOR AREA: 81.8 sq.m. (880 sq.ft.) approx.  
 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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