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Alverton Drive  
Newton Aycliffe, DL5 7PP

**Offers in the region of £250,000**

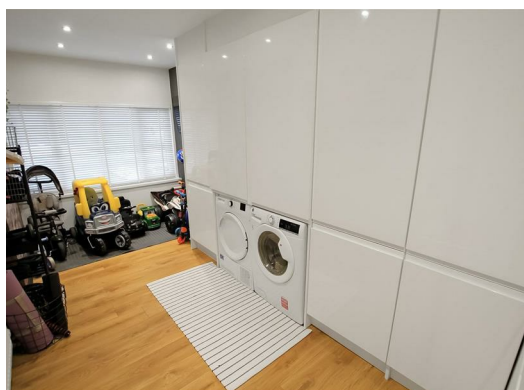
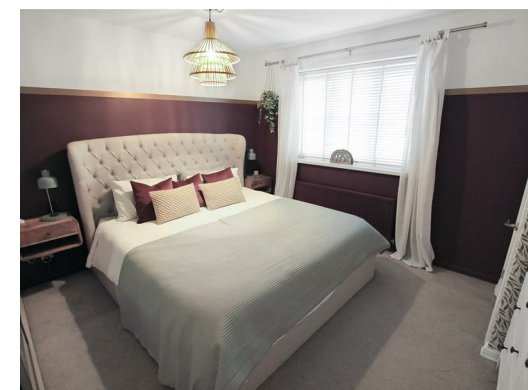
House - Detached  
4 Bedroom/s  
2 Bathroom/s



Carver Residential are delighted to offer for sale this DETACHED family home featuring a GARDEN ROOM EXTENSION, modern fitted kitchen and en-suite shower room/WC. An internal viewing will reveal a beautifully presented property throughout with bay-windowed living room opening to a dining room, ground floor WC and an integral garage conversion providing useful utility room and additional versatile ground floor space. Externally there is a driveway to the front of the property providing parking for 3-4 vehicles with attractive enclosed gardens to the rear.







### Agents Notes

Tenure:- Freehold

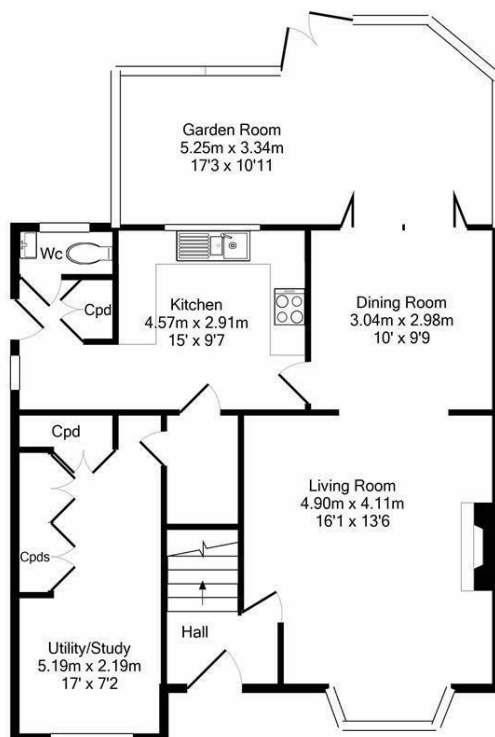
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

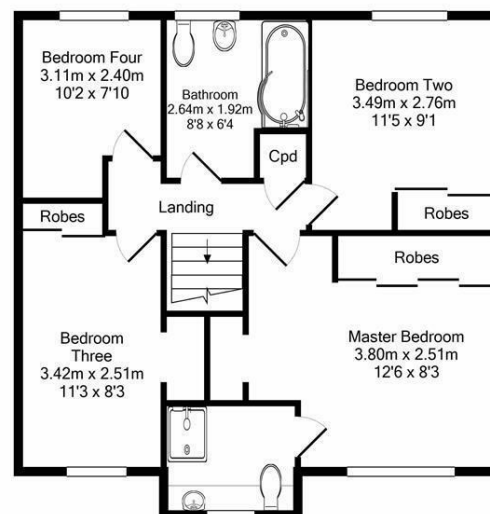
Council Tax:- Band D

Local Authority:- Durham County Council





GROUND FLOOR  
APPROX. FLOOR  
AREA 77.9 SQ.M.  
(838 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 58.5 SQ.M.  
(629 SQ.FT.)

ALVERTON DRIVE, NEWTON AYCLIFFE, DL5 7PP.  
TOTAL APPROX. FLOOR AREA 136.4 SQ.M. (1468 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales		EU Directive 2002/91/EC

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There will 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

MAB 6202



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