



An individually designed detached family home pleasantly situated in this popular location. An internal viewing will reveal three well-proportioned bedrooms, making it an ideal family home. The principal bedroom features an en-suite shower room/WC, providing a private retreat, while the two additional bedrooms are served by a stylish family bathroom/WC. The ground floor is designed for both relaxation and entertaining, featuring a spacious living and dining room with kitchen/breakfast room, complete with a utility room for added practicality. A convenient ground floor WC enhances the functionality of the layout, ensuring that the needs of family life are well catered for. Outside, the property is equally impressive, with sizeable enclosed rear gardens that offer a safe space for children to play or for hosting summer gatherings. The driveway accommodates up to three vehicles, complemented by an integral single garage, providing ample parking and storage options. The property is within easy reach of everyday amenities and well-connected bus routes, making it a perfect choice for those seeking both tranquillity and accessibility.





Agents Notes

Tenure:- Freehold

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

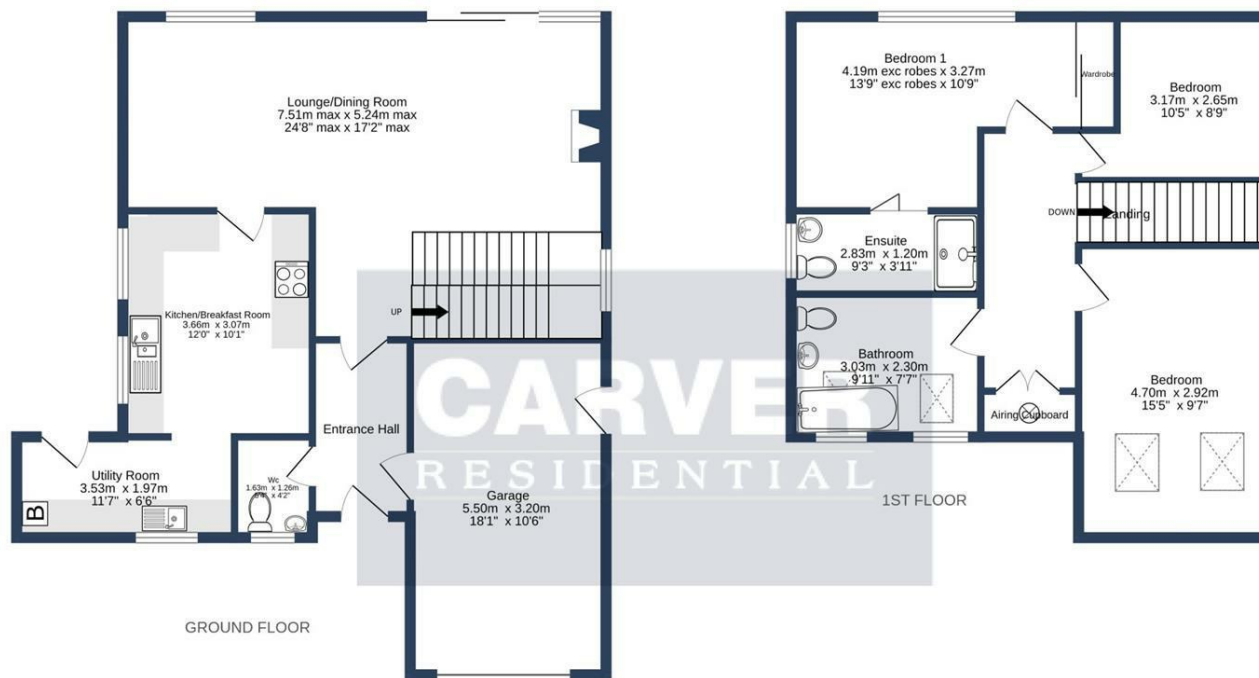
uPVC double glazing throughout

Council Tax:- Band C

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.



FINCHALE ROAD, NEWTON AYCLIFFE, DL5 5HT.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(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

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MAB 6202



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