



A 3 BEDROOM end-terrace property with generous enclosed rear gardens. An internal viewing will reveal an "L" shaped living/dining room, conservatory, kitchen and three good size bedrooms to the first floor with family bathroom/WC.

Externally there is a driveway leading to a single integral garage. Equipped with gas central heating to radiators and uPVC double glazing we would encourage an internal viewing at the earliest opportunity.





- End terrace
- Conservatory
- Generous enclosed rear garden
- Integral garage
- "L" shaped living/dining room
- Three good size bedrooms
- Driveway
- Close to local schooling and Tesco

Agents Notes
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A
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.

AWAITING FLOOR PLAN

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|---|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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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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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk