



**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.

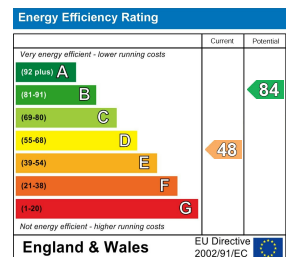
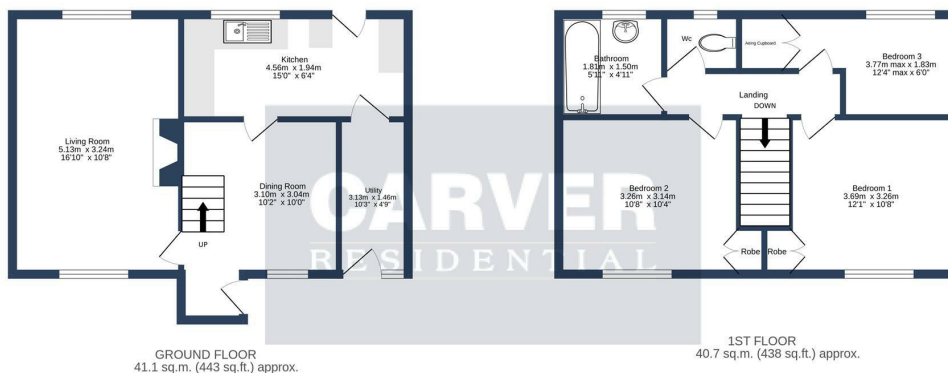
The inspection, consisting of two boreholes, revealed that the fill materials present consisted of mainly gravel with ash or clinker. Problems have arisen in some cases where similar fill materials have contained relatively high water soluble sulphate concentrations. This can give rise to sulphate attack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

Made with Metropix 1/2024

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:

Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
aycliffe@carvergroup.co.uk

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