

**** SPACIOUS FAMILY HOME ** ** LARGE RECEPTION ROOM **
** REAR GARDEN or OPTION FOR SECURE PARKING ****

Having recently undergone an extensive refurbishment, viewings come strongly recommended to appreciate this three bedroom end link property. A comprehensive program of redecoration has been carried out, along with some new flooring and a newly fitted kitchen. uPVC double glazing and gas central heating (no radiator to the third bedroom).

The hard standing rear garden, could be used for secure parking. The property is well-placed and lies within easy reach of the town centre, including the 24 hour Tesco supermarket.

Required earnings: Tenant Income: £14,850.00 Guarantor Income £17,820.00 (if required)

ALL APPLICATIONS ARE SUBJECT TO A HOLDING FEE

Please Note: Non smokers, No pets
EPC rating D
BOND £571

Please contact Smith & Friends to arrange a viewing.

Honister Place, Newton Aycliffe, DL5 7DN

3 Bed - House - End Terrace

£495 PCM

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

Entrance hallway with stairs to the first floor and fitted cupboards. A generous under stairs storage cupboard. Spacious lounge diner, ideal for entertaining family and friends with seating area to the front and dining to the rear. Newly fitted kitchen with a lovely range of modern units, electrics ceramic hob, cooker hood, and single oven.

FIRST FLOOR

With landing and fitted cupboards, housing the Combi boiler. Three bedrooms, two double and a small single considered a cot room or office. Bathroom in good order with a white suite comprising of a panelled bath with overhead shower, basin and w.c.

EXTERNALLY

Pleasant outlook over a green to the front and enclosed garden to rear which is hardstanding, option for driveway and block paved patio area.

ENTRANCE HALLWAY

LOUNGE/DINER

9'11" x 23'5" (3.04m x 7.16m)

KITCHEN

7'4" x 11'5" (2.24m x 3.50m)

FIRST FLOOR LANDING

BEDROOM

9'10" x 11'10" (3.01m x 3.63m)

BEDROOM

9'10" x 9'4" (3.02m x 2.87m)

BEDROOM

4'4" x 9'1" (1.33m x 2.78m)

BATHROOM/W.C.

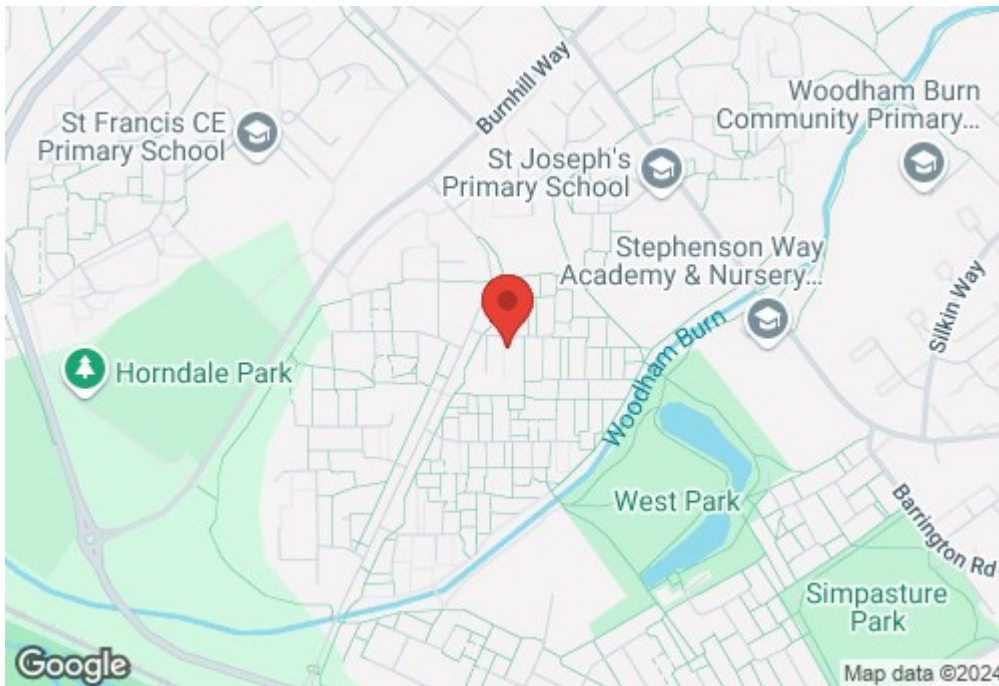
7'6" x 6'7" (2.31m x 2.01m)

FRONT EXTERNAL

REAR GARDEN

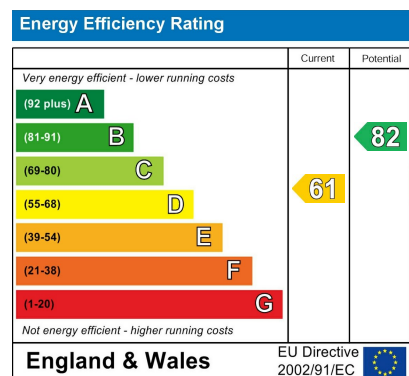


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www.smith-and-friends.co.uk

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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