



Eggleston Close, Newton Hall, Durham, DH1 5XR



£1,150 PCM

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

This 3-bedroom semi-detached home offers the perfect blend of modern living and convenient location. Nestled in a quiet cul-de-sac, you'll enjoy peaceful surroundings while being within easy reach of excellent schools, walks, and amenities.

The ground floor has been thoughtfully extended to include a bright and airy sunroom with a roof lantern, creating a wonderful space for relaxation or entertaining. The spacious lounge benefits from natural light from the sun room and features neutral decor. The newly fitted kitchen is equipped with appliances, including an oven, hob, extractor, washing machine, and fridge-freezer.

Upstairs, you'll find three well-appointed bedrooms. The family bathroom features a separate shower enclosure for added convenience, and there's also a separate WC.

The low-maintenance rear garden is perfect for enjoying the outdoors without the hassle of upkeep. The gravel finish provides a clean and modern look.

Situated in the popular Newton Hall area, this property offers excellent access to local amenities and transportation. Enjoy the convenience of being close to several excellent schools, the Arnison Centre retail park, and the main bus route into Durham city centre.

Please note that pets are not considered.

#### Key Features:

3 bedrooms  
Newly fitted kitchen  
Spacious sunroom  
Modern bathroom with separate shower  
Large driveway for off-street parking  
Integral garage  
Low-maintenance rear garden  
Excellent location near schools and amenities

- Extended 3 Bedroom Semi Detached
- Recently Renovated
- Modern Neutral Decor
- Low Maintenance Garden
- Excellent Location
- Garage and Driveway
- New Kitchen
- Sun Room
- Double Glazed
- Combi Boiler





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. We cannot guarantee the plan to be to scale or accurate. Any dimensions, room areas and floor areas are approximate. We do not accept any liability 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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