



** BEAUTIFULLY PRESENTED THROUGHOUT ** ** POPULAR MODERN DEVELOPMENT **
** STUNNING KITCHEN WITH INTEGRATED APPLIANCES ** ** SOUTH FACING REAR GARDEN **
** PARKING FOR TWO VEHICLES **

We have pleasure in bringing to the rental market this extremely well cared for and maintained two bedroom property superbly position on this development as not directly overlooked to the rear, giving a sense of privacy which is so often sort but not often found.

It provides spacious yet manageable accommodation which will certainly appeal to a variety of tenants.

We anticipate demand to be high with early viewings strongly recommended at your earliest opportunity. The property does benefit from solar panels however they are currently not in use by the present owner.

Required earnings: Tenant Income: £19,500.00 Guarantor Income £24,400.00 (if required)
ALL APPLICATIONS ARE SUBJECT TO A HOLDING FEE

Please Note:: Non smokers, pets considered
EPC rating A

Please contact Robinsions Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Sugarhill Crescent, Newton Aycliffe, DL5 4FH

2 Bedroom - House - Mid Terrace

£700

EPC Rating: A

TENURE:

COUNCIL TAX BAND: B



GROUND FLOOR

Light and airy hallway giving a good first impression with open spindle balustrade leading to the first floor. Ground floor cloaks/W.C with nice white suite, modern kitchen/diner to the front, providing excellent range of a wall and base units with laminate work services incorporating a stainless steel sink unit and integrated appliances comprising: electric ceramic hob, cooker hood, electric oven, Fridge/freezer, dishwasher, washing machine and a wall mounted Combi boiler. The excellent size lounge is also ideal for entertaining family and friends with French doors opening to the garden.

FIRST FLOOR

Landing with hatch allowing loft access, two well appointed bedrooms, both considered a good size, the master enjoying pleasant views to the rear. To complete the internal accommodation is a modern bathroom with three piece white suite comprise panelled bath, wash hand basin and W.C.

EXTERNALLY

Driveway allowing parking for two vehicles to the front. Rear garden not directly overlooked having the favourable southerly aspect thus enjoying majority of the afternoon and evening sun having been laid to lawn with a paved patio area.



ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/W.C

KITCHEN/DINER

7'4" x 11'6" (2.26 x 3.52)

LOUNGE

14'6" x 10'5" (4.42 x 3.20)

FIRST FLOOR

BEDROOM

14'6" x 8'9" (4.42 x 2.67)



BEDROOM

14'6" x 7'7" (4.42 x 2.32)

BATHROOM/W.C

REAR GARDEN

FRONT ELEVATION

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(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

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 **SMITH & FRIENDS**
ESTATE AGENTS