



\*\* LARGER THAN AVERAGE SEMI DETACHED \*\*\* POPULAR MODERN DEVELOPMENT \*\*  
\*\* RECENTLY DECORATED \*\*\* MASTER BEDROOM WITH EN-SUITE \*\*\* LIGHT AND AIRY KITCHEN DINER \*\*

Smith & Friends Estate agents have pleasure in marketing this generous three bedroom semi detached property which was newly built in 2017. Driveway to the front allows parking for two vehicles leading to a single garage for further secure parking or storage. This is a popular part of Newton Aycliffe which lies within easy reach of the town centre, including the Tesco 24hr supermarket. The home has recently undergone an extensive programme of redecoration.

Please Note: Council tax band C EPC Rating B

NO SMOKERS, NO PETS

BOND £1038

REQUIRED EARNINGS - TENANT £27,000 ,Guarantor (if required) £32,400

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

## **The Pasture, Newton Aycliffe, DL5 4BF**

**3 Bed - House - Semi-Detached**

**£900 Per Calendar Month**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure:**



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FRIENDS**  
ESTATE AGENTS

In brief the accommodation comprises:

Entrance hall, good size lounge to the front, large kitchen diner to the rear ideal for entertaining family and friends and ground floor/w.c. The dining area has a bay style window with a pleasant open arch to the lounge area. The kitchen providing a range of wall and basin units with laminate work surfaces, stainless steel sink unit with mixer tap, gas hob, extractor hood, single oven, wall mounted combi boiler and double glazed door leading to the garden.

## FIRST FLOOR

Landing with hatch allowing loft access. Three good size bedrooms and a family bathroom with white suite. The master bedroom with an en-suite comprises of a double shower cubicle, basin and w.c.



## EXTERNALLY

Parking to front along with an open lawn garden and garage with up and over door, light and power. Pedestrian access to the rear garden considered a good size laid to lawn along with a paved patio area.

## ENTRANCE HALL

### LOUNGE

10'2" x 13'5" (3.12m x 4.11m)



### KITCHEN

23'6" x 7'11" (7.17m x 2.42m)

### GROUND FLOOR W.C.

### FIRST FLOOR LANDING

### BEDROOM

9'9" x 13'0" (2.98m x 3.98m)



### EN-SUITE

### BEDROOM

10'5" x 10'2" (3.20m x 3.12m)



### BEDROOM

7'10" x 11'1" (2.41m x 3.40m)

### BATHROOM/W.C.

### FRONT EXTERNAL

### REAR GARDEN

### GARAGE

9'0" x 17'1" (2.75m x 5.22m)



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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	94	
(81-91) B	82	
(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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