



74 Faulkner Road, Newton Aycliffe
Newton Aycliffe



£700 pcm



74 Faulkner Road

Newton Aycliffe, Newton Aycliffe

3-Bedroom Family Home to Rent – Newton Aycliffe

We are delighted to bring to the rental market this well-presented three-bedroom property, ideally located just a short walk from Newton Aycliffe town centre. The home is perfectly placed for easy access to local amenities, including schools, shops and excellent transport links.

The accommodation includes a spacious kitchen and dining area, a large lounge, a downstairs toilet, three generously sized bedrooms and a modern bathroom with shower. The property further benefits from gas central heating, full double glazing and a large rear garden, making it an ideal choice for families looking for a comfortable home in a convenient location.

Tenant Income Requirements : £21,000 / Guarantor Requirements: £25,200 / Holding Fee Applies: £161.54

Council Tax band: A

Tenure: Freehold

- Well Maintained Three Bedroom Property
- Fitted Kitchen / Diner
- Town Centre Location
- Modern Shower Room
- Downstairs Cloaks
- Energy Performance Certificate: C



Hallway

3'2" × 6'6" (0.98 × 2.00 m)

Lounge

17'7" × 11'4" (5.37 × 3.47 m)

Kitchen/Diner

16'6" × 11'9" (5.05 × 3.59 m)

Landing

3'0" × 6'5" (0.92 × 1.96 m)

Bedroom 1

17'2" × 8'9" (5.23 × 2.68 m)

Bedroom 2

8'8" × 11'3" (2.66 × 3.45 m)

Bedroom 3

8'9" × 8'5" (2.68 × 2.58 m)

WC

5'4" × 2'7" (1.65 × 0.81 m)

Bathroom

5'5" × 4'11" (1.67 × 1.50 m)





FRONT GARDEN

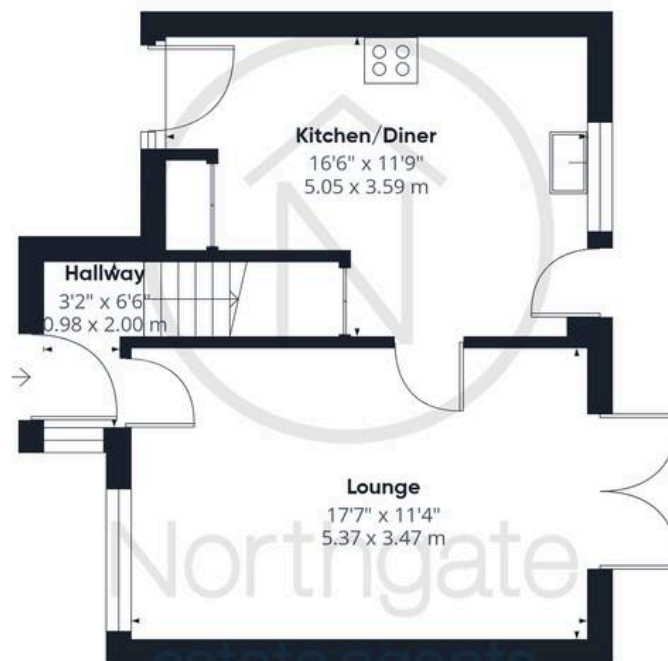
REAR GARDEN



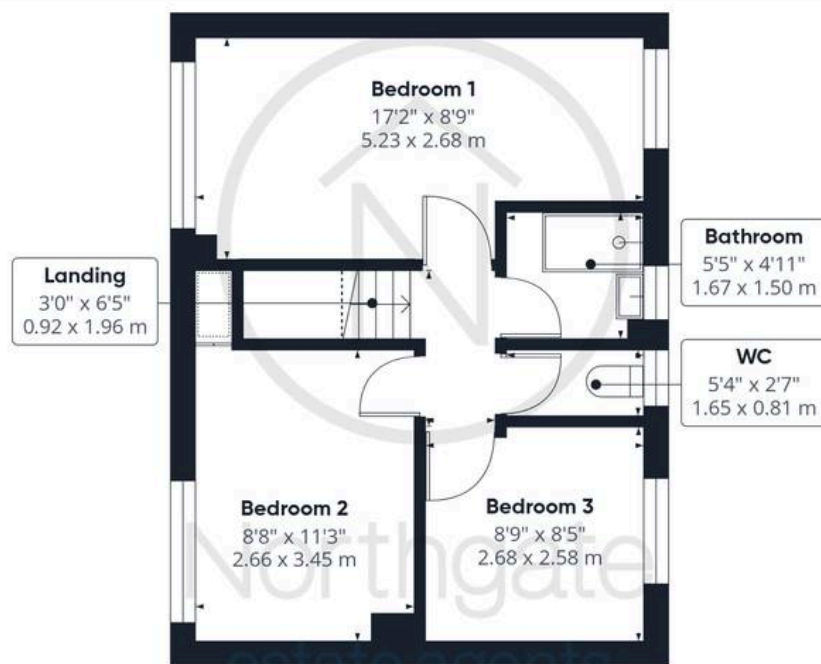




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

805 ft²

74.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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