



2 South Cottages, School Aycliffe
Newton Aycliffe



£1,200 pcm



2 South Cottages

School Aycliffe, Newton Aycliffe

A well-presented three-bedroom semi-detached cottage available to rent in the popular School Aycliffe area. The property sits on a generous plot with gardens to the front and rear, a block-paved driveway providing secure parking for several vehicles, and open views across the surrounding countryside.

The ground floor includes a welcoming hallway, a lounge to the front with modern media wall, and a spacious open-plan kitchen, dining and living area fitted with modern appliances including an integrated double oven, full-length fridge and freezer, dishwasher and washing machine. A central island with hob and extractor also provides a breakfast bar. The living space features a log-burning stove and leads into a bright conservatory with views over the rear garden.

Upstairs, the principal bedroom offers fitted sliding wardrobes and countryside views. There are two further double bedrooms and a modern family bathroom with fitted vanity units, bath with shower and screen, and heated towel rail.

Externally, the property benefits from a decked seating area, a large lawned garden with shed, and direct access to nearby woodland.

Tenant Income Requirements: £36,000 | Guarantor Income Requirements: £43,200 | Holding Fee Applies: £276.92

Council Tax band: B

Tenure: Freehold

- Beautiful 3 Bedroom Semi Detached
- Modern Kitchen / Diner with Log Burner
- Spacious Rear Garden



Hallway

5'6" × 5'6" (1.68 × 1.69 m)

Lounge

10'11" × 11'6" (3.33 × 3.53 m)

Kitchen/Diner

Sunroom

8'4" × 13'6" (2.55 × 4.12 m)

Landing

3'1" × 13'8" (0.95 × 4.17 m)

Bedroom 1

8'6" × 11'10" (2.61 × 3.61 m)

Bedroom 2

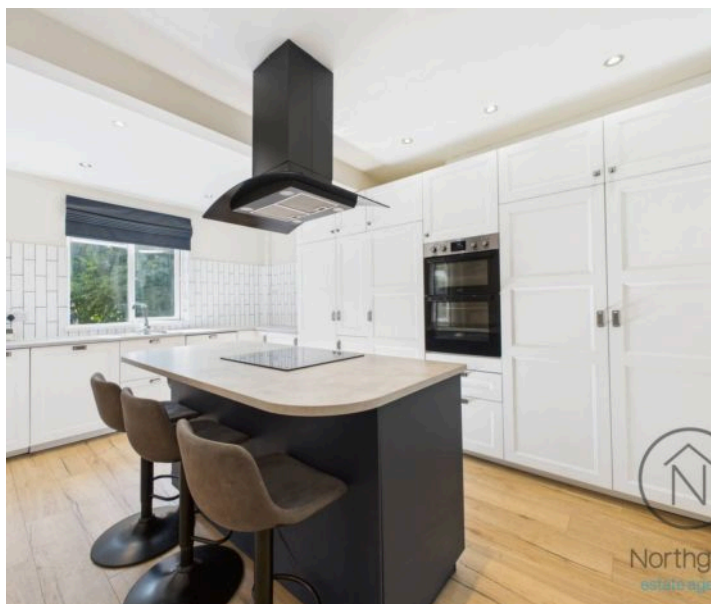
10'10" × 9'10" (3.31 × 3.00 m)

Bedroom 3

9'10" × 8'4" (3.00 × 2.55 m)

Family Bathroom

6'3" × 7'6" (1.93 × 2.29 m)





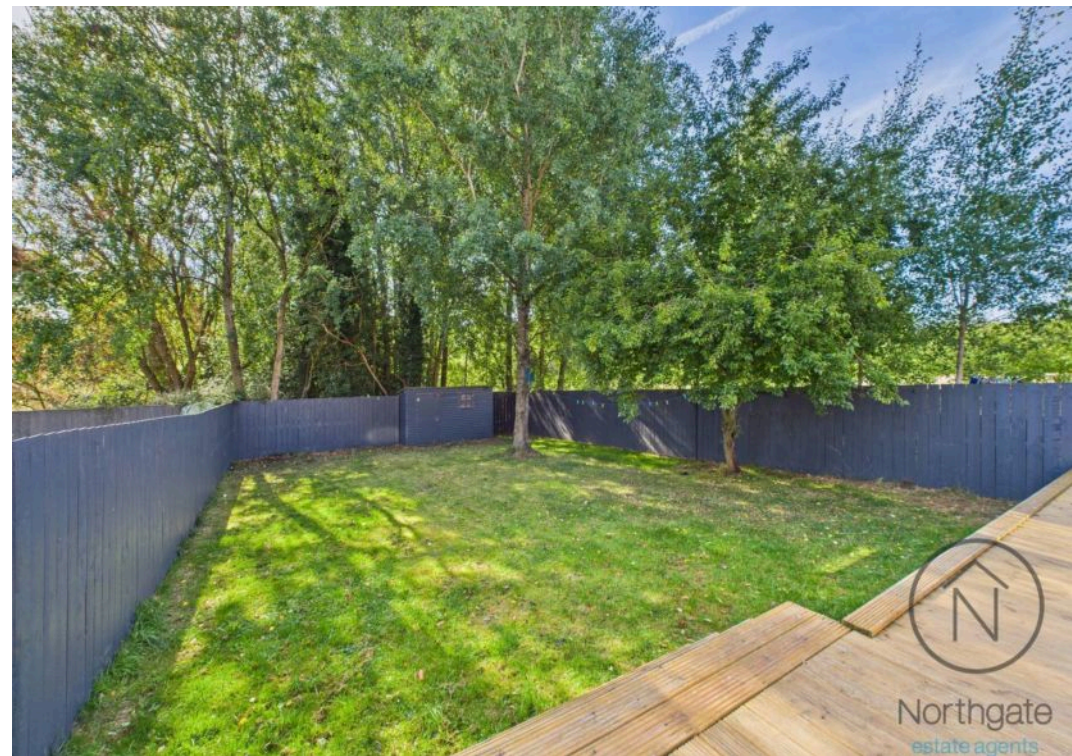
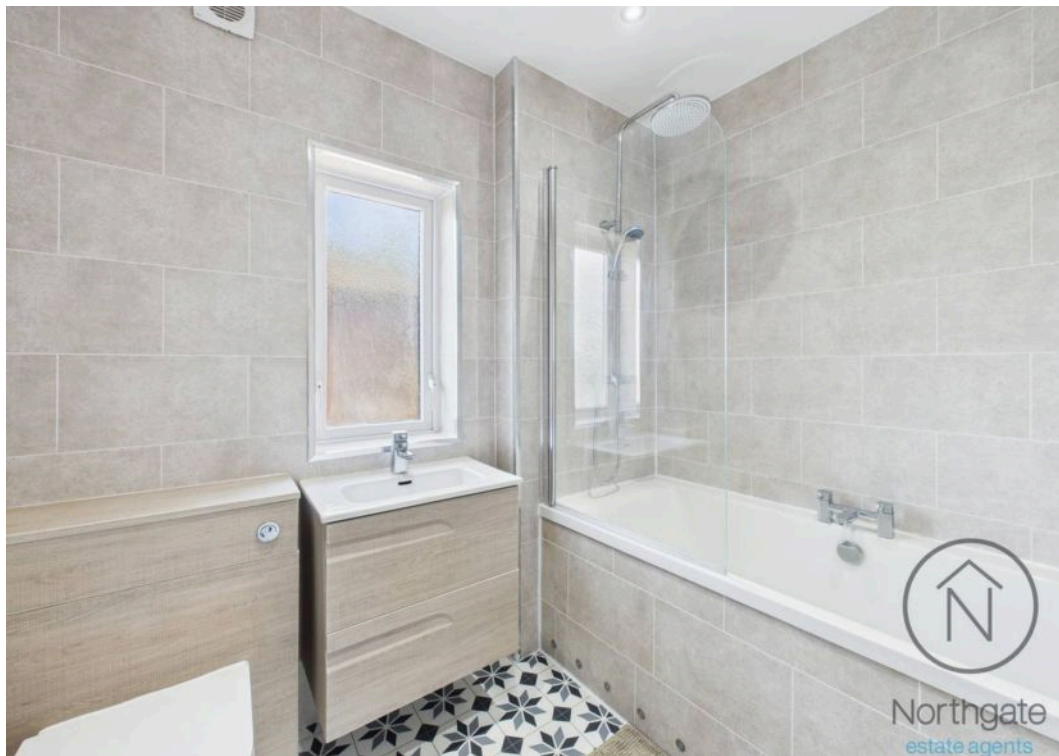
FRONT GARDEN

REAR GARDEN

DRIVEWAY

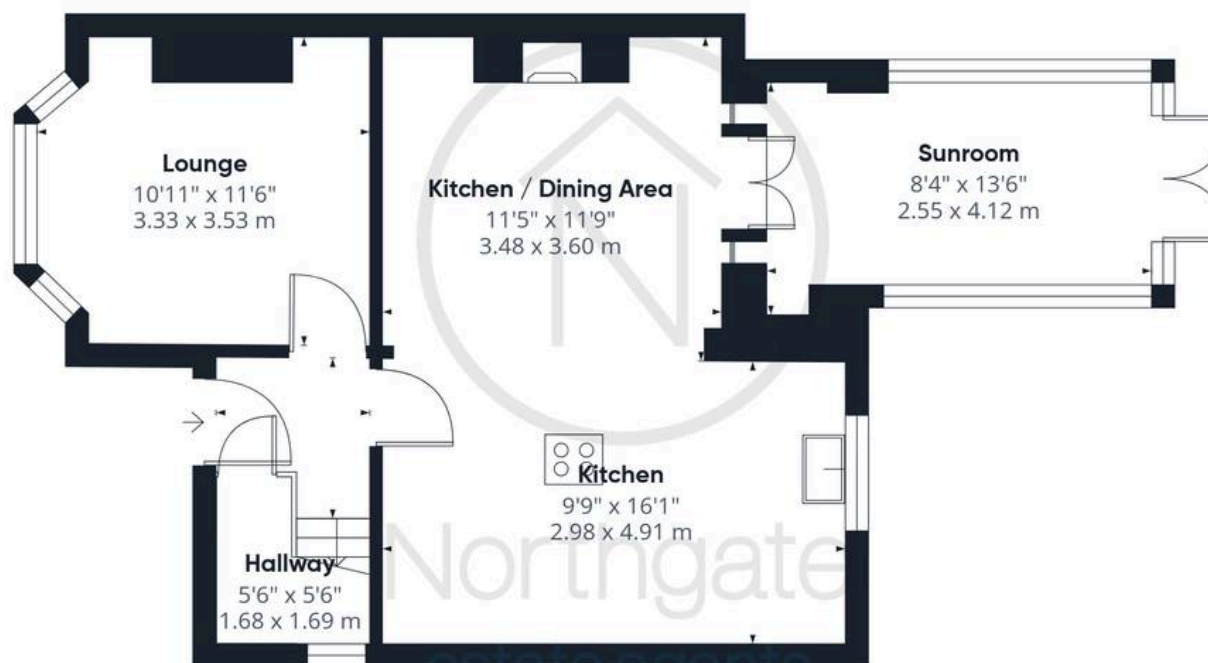
4 Parking Spaces



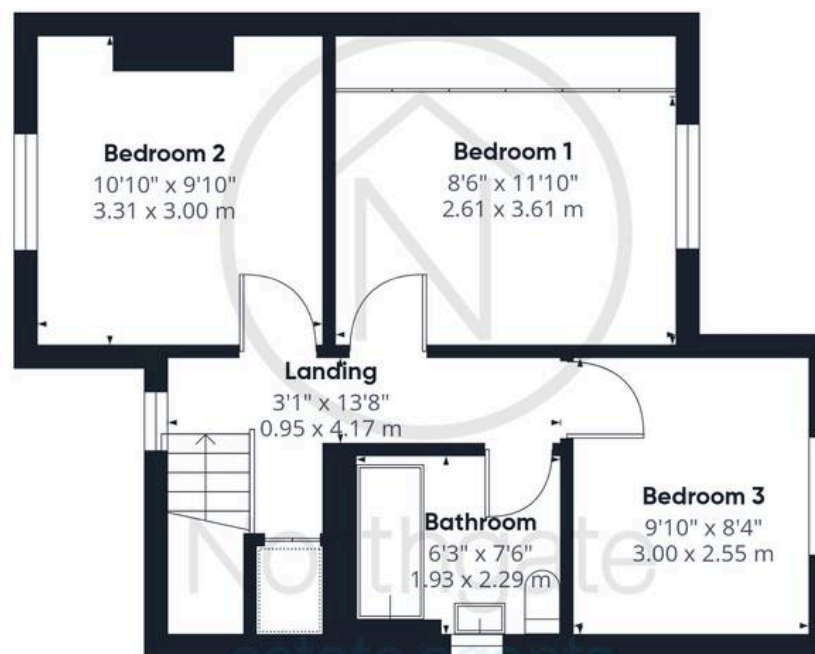




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

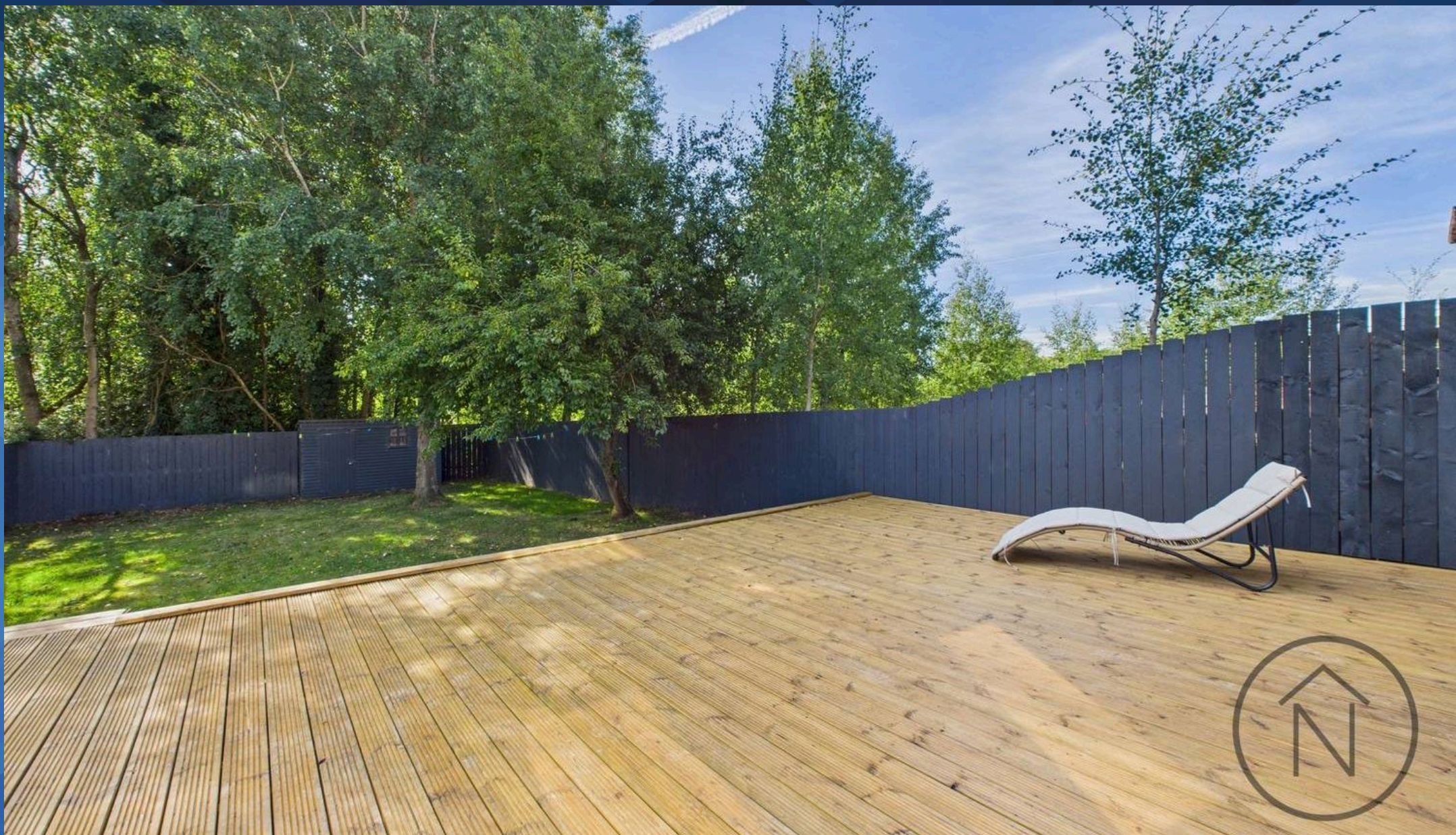
982 ft²

91.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



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