



35 Belford Way, Newton Aycliffe
Newton Aycliffe



In Excess of £750 pcm



Belford Way

Newton Aycliffe, Newton Aycliffe

2 Bedroom Home to Rent – Greenfields, Newton Aycliffe
| Available Immediately

Situated in a quiet cul-de-sac within the popular Greenfields area, this beautifully presented two-bedroom home offers stylish and comfortable living—perfect for a small family, couple or working professionals.

The property features a bright and airy lounge with modern feature wall panelling, adding a contemporary touch and creating a warm, inviting space to relax. The lounge flows through to a modern kitchen/diner, designed for both everyday living and hosting. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Prime location close to Greenfields School – ideal for families and those seeking a friendly community setting. Local shops, transport links and green spaces are all within easy reach.

Tenants Income Requirements: £22,500 | Guarantor
Income Requirements: £27,000 | Holding Fee Applies
£173.08

Council Tax band: B

Tenure: Freehold

- Immaculate Two Bedroom Semi Detached House
- Fully Modernised throughout
- Two Good Sized Bedrooms
- Cul De Sac Location
- Driveway
- Energy Performance Certificate: C



Hallway

6'9" × 4'2" (2.08 × 1.27m)

Lounge

13'10" × 10'0" (4.24 × 3.06 m)

Kitchen/Diner

7'3" × 13'8" (2.23 × 4.19 m)

Landing

5'10" × 3'0" (1.79 × 0.91 m)

Bedroom 1

10'10" × 10'5" (3.32 × 3.19 m)

Bedroom 2

10'3" × 7'5" (3.13 × 2.26 m)

Bathroom

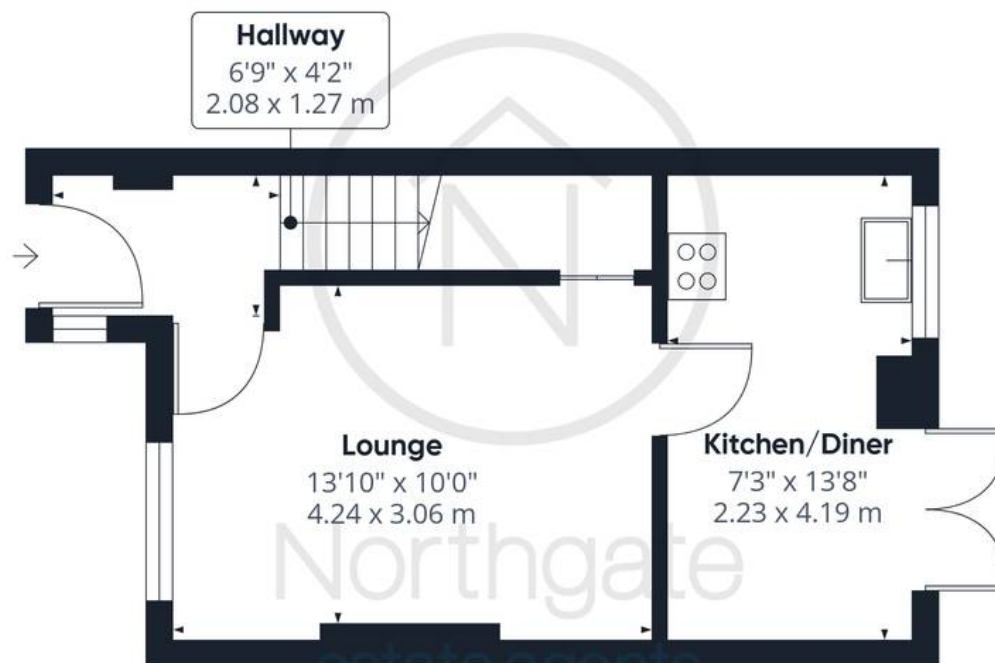
5'5" × 5'11" (1.67 × 1.81 m)







Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

555 ft²

51.7 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



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