



Webb Close, Newton Aycliffe  
Newton Aycliffe



£700 pcm



## Webb Close

Newton Aycliffe, Newton Aycliffe

This beautifully presented two-bedroom terraced house offers an inviting blend of modern style and practical living, ideal for both families and professionals. The property boasts a spacious reception room with sleek, modern flooring and an abundance of natural light, creating a warm and welcoming environment. An open staircase adds a contemporary design feature, enhancing the sense of space throughout the living area. Both bedrooms are generously proportioned, each benefitting from large windows that flood the rooms with day-light, and finished in a neutral decor that provides the perfect canvas for your personal touch. The modern kitchen is thoughtfully designed with high-quality units, an integrated oven, and a gas hob, catering to every-day culinary needs while also offering direct access to the outdoor space, ideal for those who appreciate indoor-outdoor living. The stylish bathroom is equipped with updated fixtures, including a bath-tub with shower and a sleek pedestal sink, all complemented by light-coloured tiles and a frosted window for privacy and comfort.

- Immaculate Two Bedroom with Dressing Area
- Modern kitchen|Diner
- Modern bathroom
- Low maintenance | Decked patio area
- Energy Performance Certificate : C



Beyond the stylish interiors, this home offers a range of additional features designed to enhance every-day living. The kitchen's access leads directly to a contemporary decked patio area, perfect for al fresco dining or relaxing with friends and family. The low-maintenance gravel section further extends the outdoor useability, while a secure storage shed provides practical space for gardening tools or outdoor equipment. The property's private, fenced front area adds both security and kerb appeal, making it ideal for families with children or those who value a sense of privacy. Double-glazed windows throughout ensure excellent energy efficiency and a quiet indoor environment. With built-in storage solutions and quality finishes found in every room, this home offers a wonderful balance of comfort, style, and functionality. Whether you are looking for a home to grow into or a turnkey property ready for immediate enjoyment, this terraced house stands out as a versatile and attractive choice, promising a lifestyle of ease and modern convenience.

Viewings Available now

**To qualify for this rental property:**

- Minimum annual income required: £21,000
- Monthly gross income needed: £1,750
- If using a guarantor: £25,200 annual income

**What this means:** You need to earn at least £21,000 annually to meet standard UK rental criteria. If you earn less, you may need a guarantor earning £25,200 per year.

Council Tax band: A

Tenure: Freehold





**Kitchen / diner**

14' 11" x 14' 10" (4.55m x 4.51m)

**Lounge**

14' 10" x 10' 2" (4.51m x 3.10m)

**Porch**

10' 3" x 3' 1" (3.12m x 0.95m)

**Landing**

5' 5" x 2' 9" (1.65m x 0.85m)

**Bathroom**

9' 3" x 4' 10" (2.81m x 1.47m)

**Bedroom 1**

12' 0" x 9' 9" (3.66m x 2.97m)

**Bedroom 2**

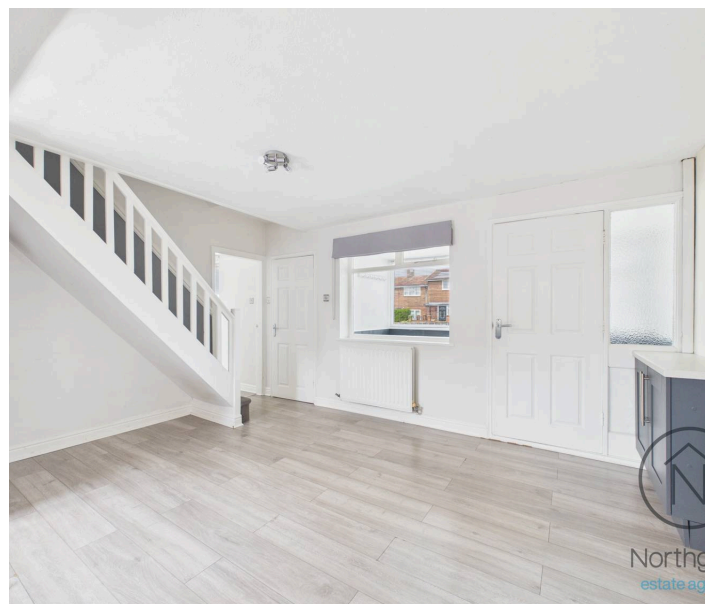
10' 2" x 7' 3" (3.11m x 2.20m)

**Dressing room**

10' 2" x 7' 4" (3.09m x 2.23m)

**Garden**

Low maintenance Garden

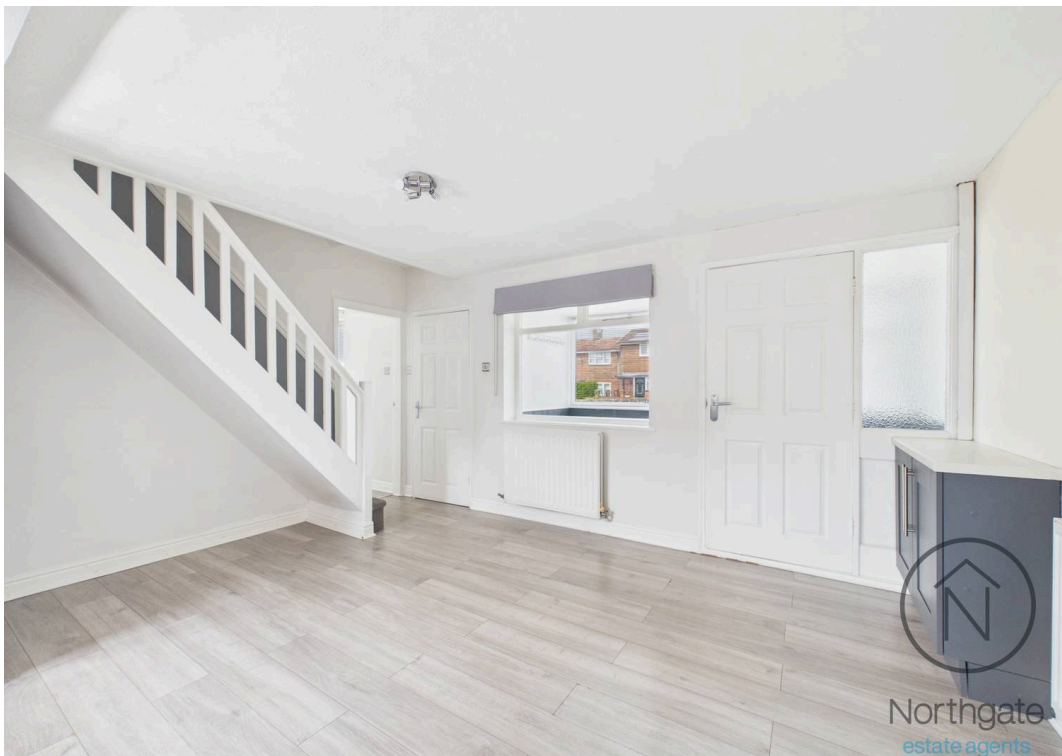




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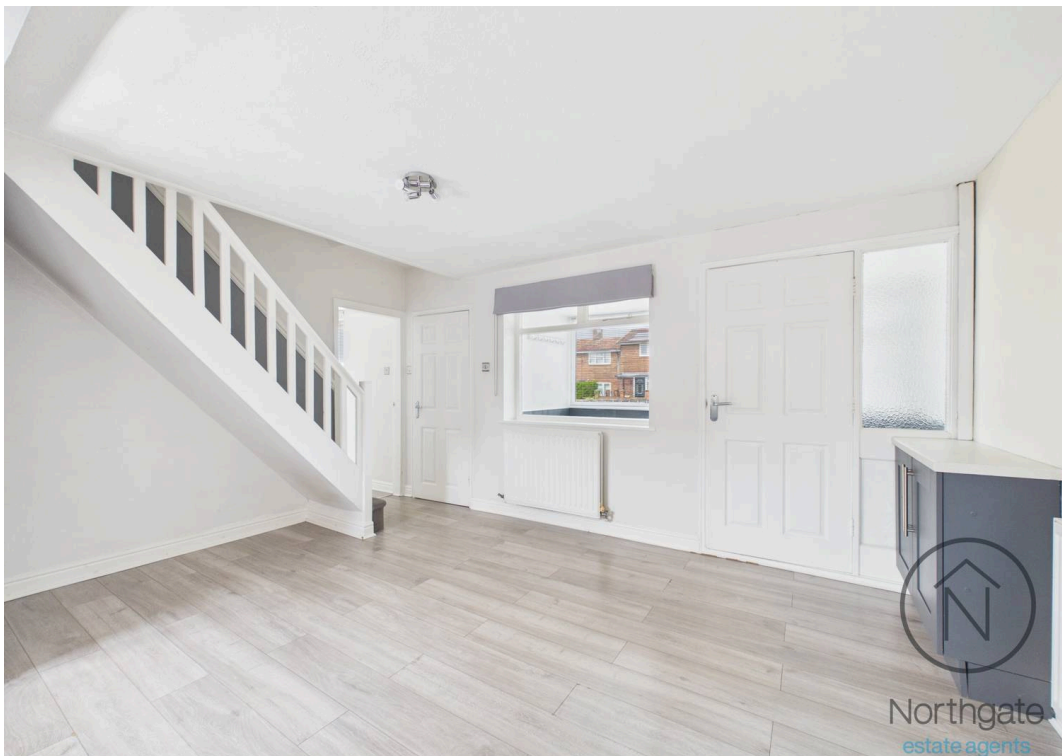
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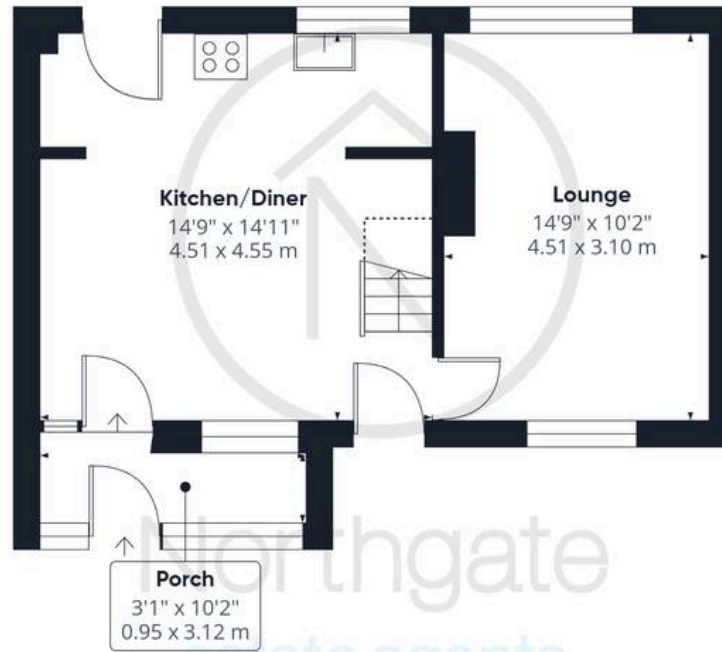
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**Approximate total area<sup>(1)</sup>**

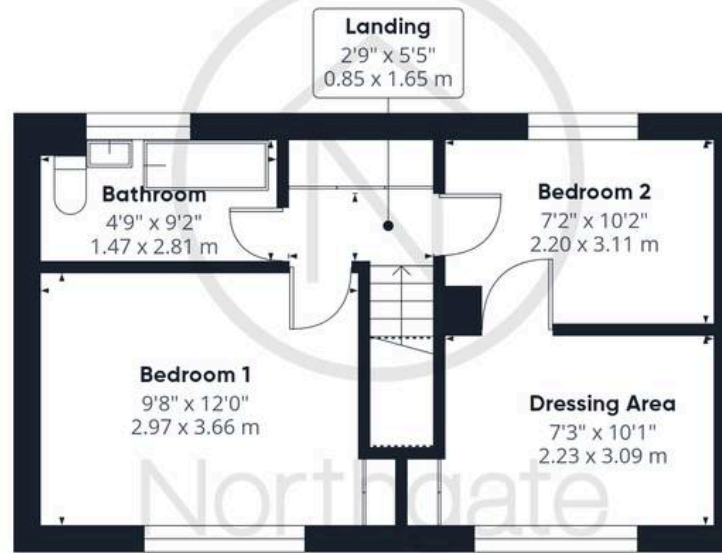
745 ft<sup>2</sup>

69.3 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>



(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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