



Malvern Way, Newton Aycliffe
Newton Aycliffe



Rent : £825 pcm / Bond £875



Malvern Way

Newton Aycliffe

Rent: £825.00 per calendar month | **Bond:** £875.00

This well-presented two-bedroom semi-detached house offers comfortable and practical accommodation, ideal for couples, small families or professionals.

The property features a bright and spacious living room with fireplace, a modern fitted kitchen with integrated appliances, and a useful conservatory providing additional living space and access to the rear garden.

Upstairs are two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe, alongside a contemporary family bathroom with bath and shower.

Externally, the property benefits from off-road parking, a private enclosed rear garden with lawn and patio, and a useful storage shed.

An attractive and versatile home offering excellent accommodation, outdoor space and convenient parking.

Tenant Income Requirement: £24,750 per annum

|Guarantor Income Requirement: £29,700 per annum

|Holding Fee: £190.38



Council Tax band: B

Tenure: Freehold

- Two-bedroom semi-detached house
- Bright living room and modern fitted kitchen
- Conservatory providing additional living space
- Private enclosed rear garden with patio and shed
- Off-road parking for added convenience
- Energy Performance Certificate: D

Hallway

6' 10" x 4' 4" (2.09m x 1.33m)

Lounge

14' 2" x 10' 7" (4.32m x 3.23m)

Kitchen / diner

13' 11" x 7' 3" (4.23m x 2.22m)

Conservatory

8' 11" x 6' 2" (2.71m x 1.87m)

Landing

5' 8" x 3' 1" (1.72m x 0.95m)

Bedroom 1

11' 1" x 10' 7" (3.38m x 3.23m)

Bedroom 2

8' 9" x 7' 7" (2.66m x 2.30m)

Bathroom

6' 1" x 5' 7" (1.86m x 1.69m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

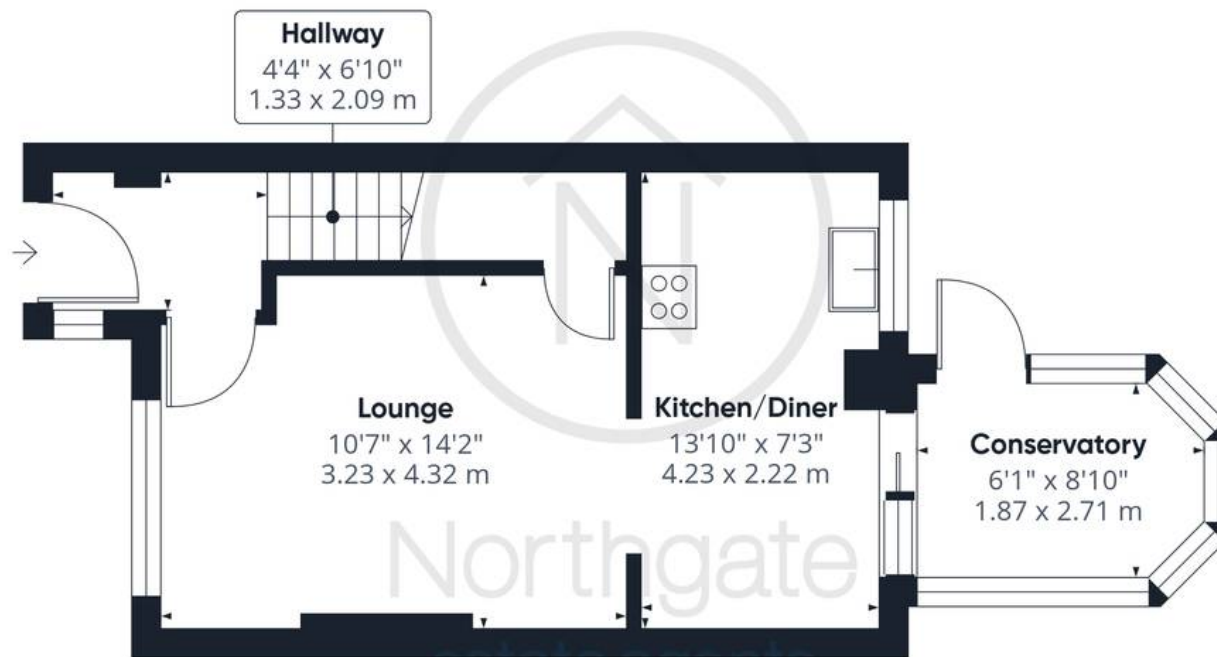
2 Parking Spaces







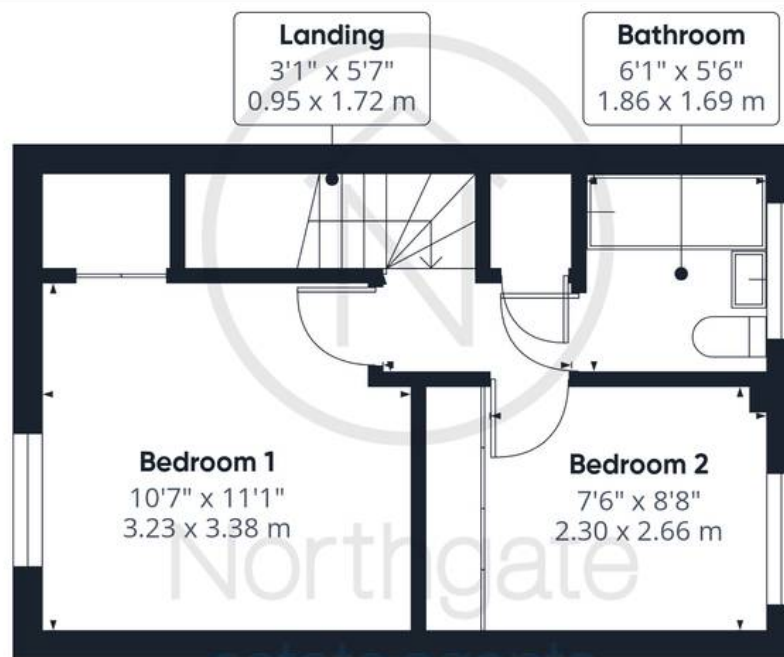
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Approximate total area⁽¹⁾

627 ft²

58.3 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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