



Arrowsmith Square, Newton Aycliffe
Newton Aycliffe



Rent : £850 pcm | Bond £900



8 Arrowsmith Square, Newton Aycliffe

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Northgate Estate Agents are delighted to offer to the rental market this beautifully renovated three-bedroom family home, ideally situated close to the town centre, local schools, amenities and excellent transport links.

Finished to a high standard throughout, this impressive property combines modern styling with spacious and comfortable living accommodation.

The property welcomes you into an entrance hallway leading to a bright and spacious lounge, providing an inviting space for relaxing and entertaining. The stylish kitchen/diner is fitted with a range of modern units, complemented by granite worktops, a breakfast bar and high-quality appliances, creating a practical and attractive space for cooking and dining. To the rear, the conservatory provides additional living space with access to the garden, ideal for enjoying throughout the year.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation. The beautifully appointed family bathroom features contemporary tiling, a modern suite and elegant gold fittings, creating a luxurious finish.

Externally, the property benefits from a rear garden, providing outdoor space for relaxing and entertaining.



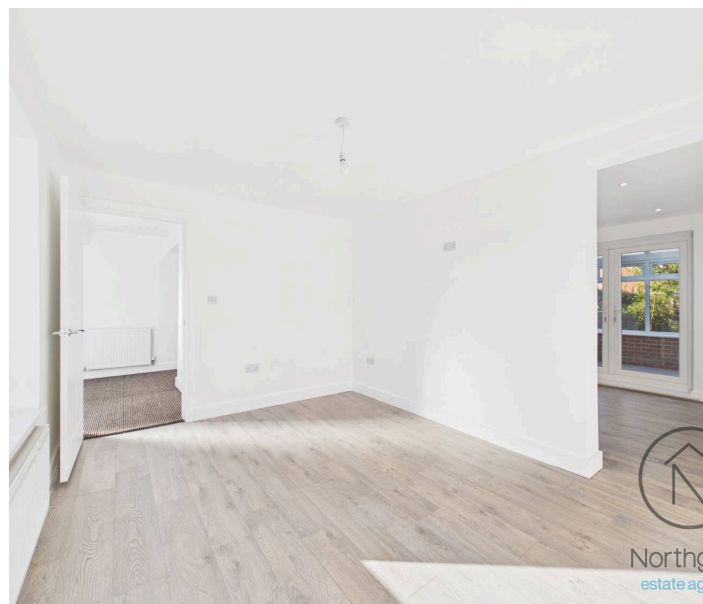
Conveniently positioned within easy reach of the town centre, local schools, shops and transport links, this beautifully presented home offers an excellent opportunity for tenants seeking stylish, modern accommodation in a desirable location.

Tenant Income Requirements: £25,500 | Guarantor Income Requirements: £30,600 | Holding Fee Applies: £196.15

Council Tax band: A

Tenure: Freehold

- Beautifully Renovated Three-Bedroom Family Home
- Spacious Lounge & Stylish Kitchen/Diner
- Granite Worktops, Breakfast Bar & High-Quality Appliances
- Conservatory & Rear Garden
- Close to Town Centre, Schools & Transport Links
- Energy Performance Certificate: C





Hallway

8'9" × 12'5" (2.68 × 3.80 m)

Lounge

13'0" × 9'7" (3.96 × 2.93 m)

Kitchen/Diner

11'5" × 8'4" (3.48 × 2.56 m) 10'11" × 9'5" (3.33 × 2.89 m)

Conservatory

10'6" × 7'0" (3.22 × 2.15 m)

WC

2'5" × 3'4" (0.76 × 1.02 m)

Landing

8'10" × 2'8" (2.69 × 0.82 m)

Bedroom 1

13'1" × 9'10" (4.00 × 3.01 m)

Bedroom 2

11'0" × 9'6" (3.38 × 2.91 m)

Bedroom 3

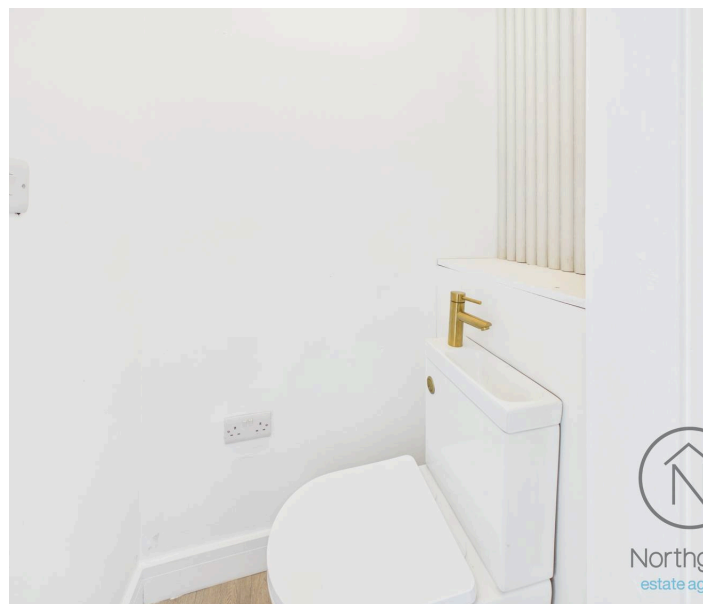
6'0" × 11'2" (1.84 × 3.43 m)

Bathroom

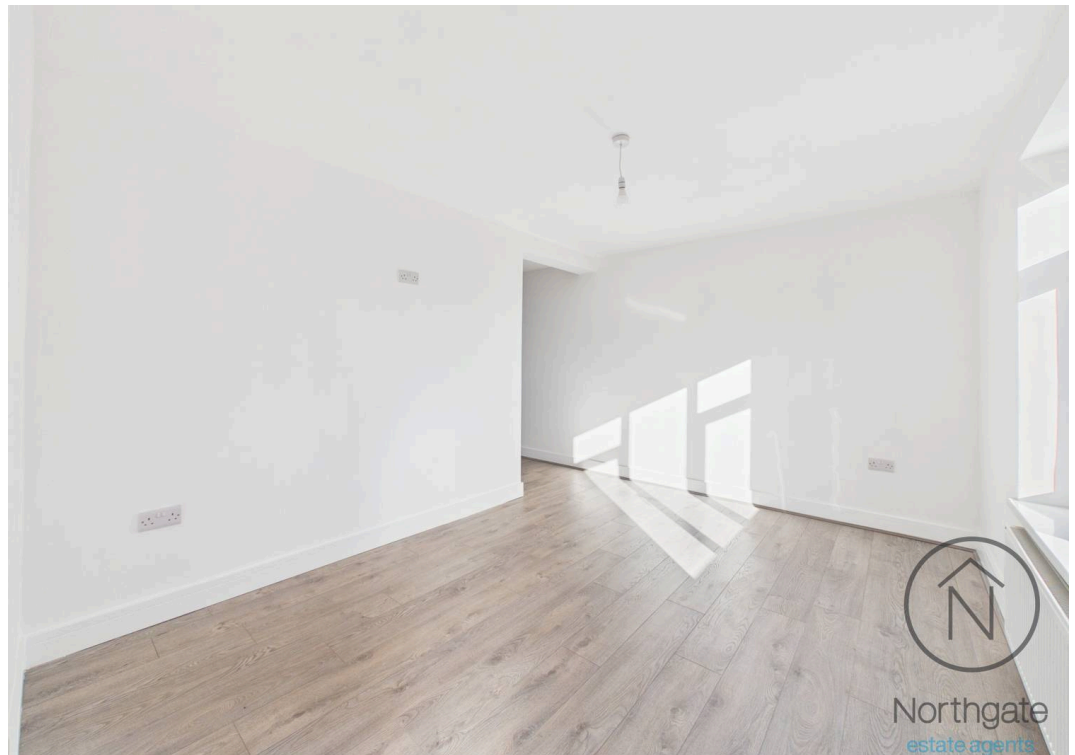
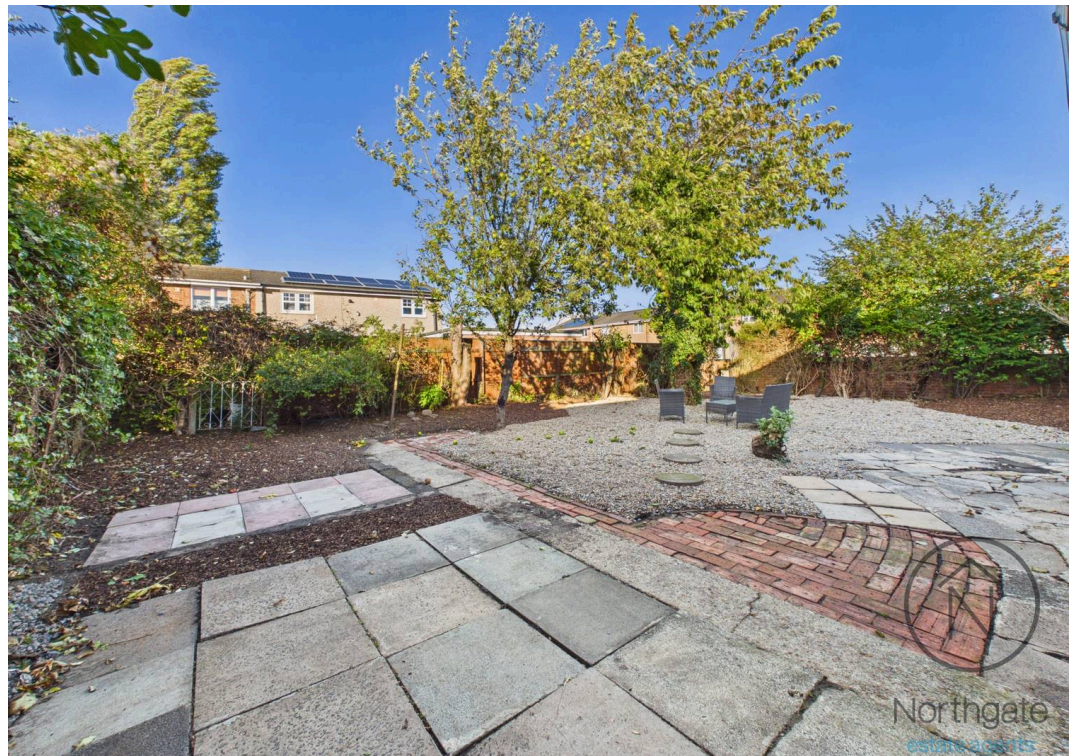
8'8" × 5'6" (2.66 × 1.68 m)

Front Garden

Rear Garden









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Approximate total area⁽¹⁾

916 ft²

85 m²

Reduced headroom

6 ft²

0.6 m²

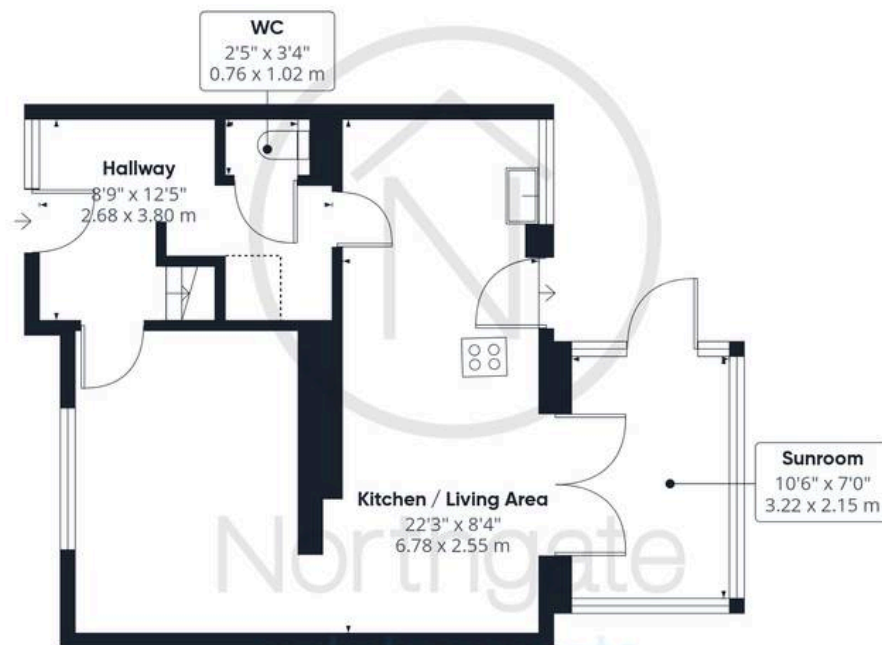
(1) Excluding balconies and terraces

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



Ground Floor



Floor 1





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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