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Winterburn Place, Newton Aycliffe

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£625 Per Month

Spacious three bedroom family home available for let in Winterburn Place, Newton Aycliffe. Offered for rent with an enclosed low maintenance garden and on street parking close by. Just a short distance to amenities within the town including schools, supermarkets, retail stores, high street shops and restaurants. There is an extensive public transport system in the area via both bus and rail providing regular access to neighbouring towns and villages. The A167 is close by and the A1(M) is easily accessed for commuters.

In brief this property comprises; spacious living / dining room, kitchen and cloakroom to the ground floor whilst the first floor accommodates the three generous bedrooms and the family bathroom. Externally this property has an enclosed low maintenance paved garden as well as on street parking close by.

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**Living/Dining Room**

The main reception room is spacious, bright an open plan providing plenty of space for both living and dining room furniture.

**Kitchen**

Modern kitchen fitted with a range of wall and base units, complementing work surfaces and space for appliances.

**Cloakroom**

Comprising a low level WC and wash hand basin.

**Master Bedroom**

The master bedroom is an impressive double size with plenty of space for furniture.

**Bedroom Two**

The second bedroom is another generous double size.

**Bedroom Three**

The third bedroom is a good sized single which could be used as a home office or study.

**Bathroom**

Fitted with a low level WC, wash hand basin and panelled bath with overhead shower.

**External**

Externally the property has a low maintenance enclosed garden mainly paved providing space for outdoor furniture as well as on street parking close by.













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	