



Blanchland Avenue

Newton Hall DH1 5XP

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Blanchland Avenue

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- Available end of July 2025
- EPC RATING - C
- Combi gas central heating

- First floor flat in a sought after location
- Gardener included
- UPVC double glazing

- Large rear garden and Parking
- Unfurnished
- Cul de sac location

AVAILABLE OF END OF JULY 2025 - WELL PRESENTED -
GENEROUS REAR GARDEN

This well presented and recently updated two bedroom upper flat with rear garden is located in a cul de sac position on the sought after Newton Hall estate and available on an unfurnished basis.

The spacious accommodation with combi gas central heating and UPVC double glazing comprises of an entrance lobby with stairs leading to the first floor, landing with useful storage cupboard, spacious living room, comprehensively fitted kitchen with new oven and worksurfaces, two double bedrooms and a stylish modern bathroom. Externally there is a large lawned garden to the rear of the property and an off road parking space. The landlord does have a gardener who will maintain the gardens every fortnight.

Newton Hall offers a wide range of local amenities including shops & pubs. It is within easy reach of the nearby Arnison Centre and has excellent access in to Durham City.

Viewing is highly recommended.

Entrance Lobby

Entered via UPVC door. Having stairs leading to the first floor.

FIRST FLOOR

Landing

With laminate flooring and a useful built in storage cupboard.

Living Room

14'5" x 11'1" (4.41 x 3.40)

Spacious living room with a UPVC double glazed window to the front, laminate flooring and radiator.

Kitchen

9'3" x 7'9" (2.84 x 2.38)

Fitted with a range of wall and floor units having contrasting newly fitted worktops incorporating a stainless steel sink and drainer unit with mixer tap, newly installed gas cooker with four ring gas hob, washing machine and fridge/freezer space. Further features include tiled flooring, tiled splashbacks and a UPVC double glazed window to the rear.

Bedroom One

10'1" x 10'1" (3.08 x 3.08)

Generous double bedroom with fitted wardrobes to one wall providing ample storage and housing the combi gas central heating boiler, radiator, laminate flooring and a UPVC double glazed window to the front.

Bedroom Two

9'9" x 8'11" (2.98 x 2.72)

Further well proportioned bedroom with a radiator and UPVC double glazed window to the rear.

Bathroom/WC

Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, low level WC and wash basin inset to vanity unit. Having a radiator, tiled walls, tiled flooring and a UPVC double glazed window to the rear.

EXTERNAL

To the rear of the property is a large lawned garden.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

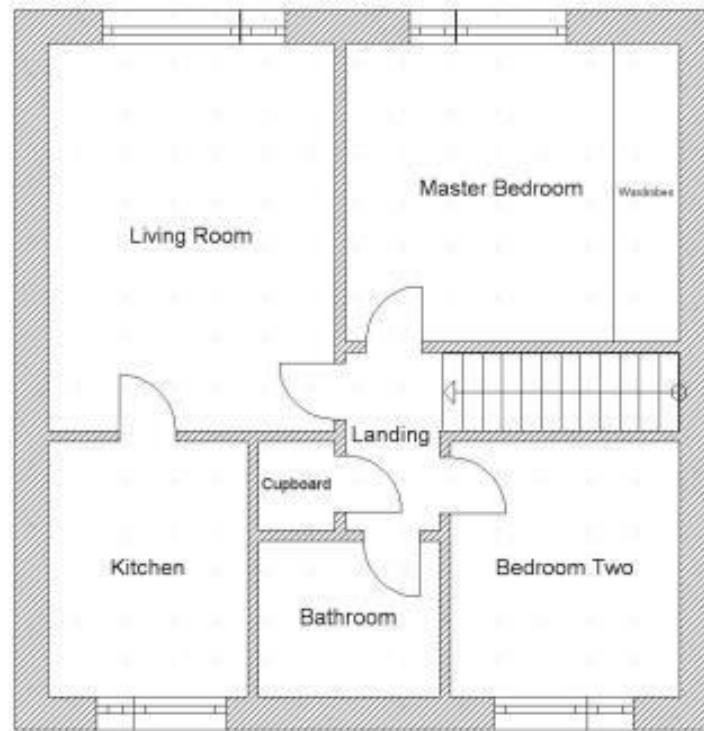
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

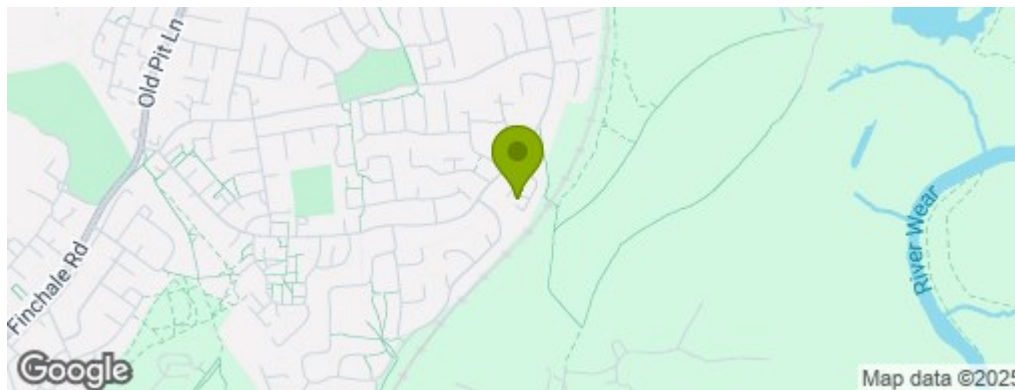
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



Disclaimer
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers.



Property Information

EPC RATING - C COUNCIL TAX BAND - A UNFURNISHED

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