



**\*\* SPACIOUS THREE BED \*\* \*\* LARGE KITCHEN/DINER \*\* \*\* UPSTAIRS STUDY \*\* \*\* REAR GARDEN \*\*  
\*\* CLOSE TO LOCAL AMENITIES \*\***

Well presented three bed property located in the ever popular town of Newton Aycliffe. The property benefits from having uPVC double glazing and gas central heating. The property lies within easy reach of the town centre and transport links to the A1(M) and A66.

In brief the property comprises of a hallway, kitchen/diner with integrated oven, hob and extractor, lounge, cloakroom, three good sized bedrooms, study and bathroom comprising of a bath with overhead electric shower, wash basin, w.c. and heated towel rail. There is a small garden to the front of the property and an enclosed low maintenance garden to the rear.

Please note: NO PETS, NO SMOKERS, Bond £721.00. EPC Grade D

**Ida Place, Newton Aycliffe, DL5 4QA**

**3 Bedroom - House - Mid Terrace**

**£625 PCM**

**EPC Rating: C**

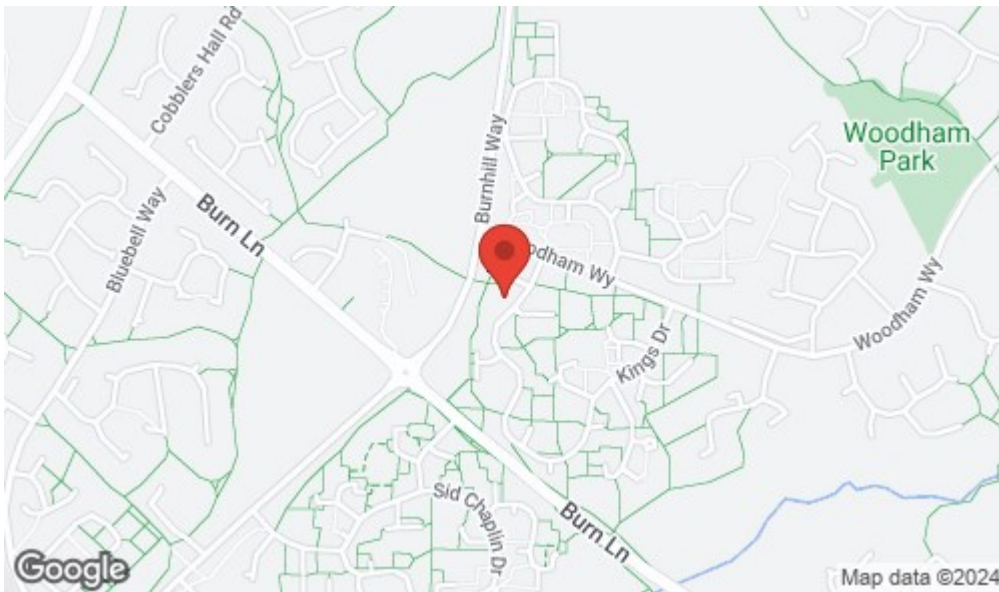
**Tenure:**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Ida Place, Newton Aycliffe, DL5 4QA



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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