



*** AVAILABLE IMMEDIATELY ***

A beautifully presented three bedroom semi-detached property which lies within the ever popular Cobblers Hall estate in Newton Aycliffe. The home benefits from gas central heating, double glazing, gardens to the front and rear, off street parking along with a garage.

Entrance hall, cloakroom/w.c. with white suite, lounge with electric feature fire place, fitted kitchen/dining room with a modern range of wall and base units including integrated electric oven, gas hob and fitted extractor fan. Three bedrooms with the master providing built in wardrobes, family bathroom/w.c. comprising of three piece white suite, panelled bath with overhead electric shower, low level w.c., pedestal wash hand basin.

Garden to the rear, gravelled for low maintenance with patio areas, to the front there is a driveway allowing off street parking along with a garage.

Viewing is highly recommended.

UNFURNISHED, NO SMOKERS, NO PETS

Monthly Rent £800, Bond £923

REQUIRED EARNINGS: Tenants £24000 pa; Guarantor, if required £28,800 pa
(Application is subject to a Holding Fee - please refer to our website for further details)

Pinewood Close, Newton Aycliffe, DL5 4FE

3 Bedroom - House - Semi-Detached

£800 PCM

EPC Rating: C

TENURE:

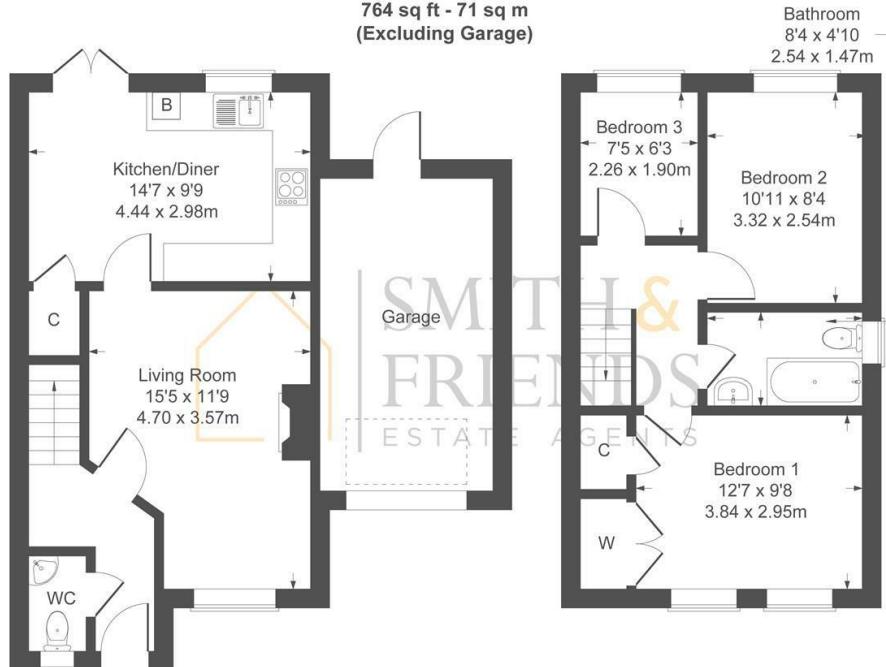
COUNCIL TAX BAND: C



Pinewood

Approximate Gross Internal Area

764 sq ft - 71 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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