



**Ayden Grove, DH1 5FS**  
**4 Bed - House - Terraced**  
**£800 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Offered to the market is this superbly situated and well presented FOUR BEDROOM MID TERRACED FAMILY HOME. The property which occupies a fabulous position on the incredibly popular Newton Hall estate, has fantastic access to good schools, amenities, recreational facilities and motoring links and is conveniently situated just a short walk from local shops. Internally the property has a wealth of benefits consisting briefly of: The well planned accommodation is ideally suited to a family and briefly comprises, spacious entrance hall with stairs to the first floor, sitting room, large kitchen/diner with modern units and double doors to the rear garden. There is a lovely first floor lounge and a master bedroom with en suite shower room. To the second floor are three further bedrooms and a family bathroom. Externally the rear is enclosed with a pleasant patio and a garage. In our opinion the property should appeal to a wide variety of potential tenants including families and those who are looking for an easy commute to towns and cities such as Chester le Street and Durham. We strongly recommend an internal inspection to fully appreciate the accommodation on offer.

Required Earnings: Tenants £25,000 Guarantor (if required)  
£30,600





# OUR SERVICES

Mortgage Advice

Conveyancing

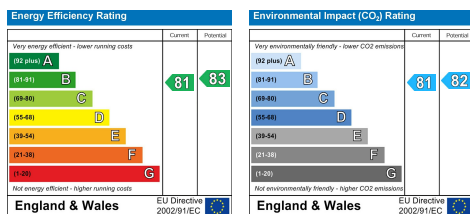
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

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## REGIONAL LETTING & MANAGEMENT CENTRE

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## INGLEBY BARWICK

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# ROBINSONS

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