



**Lisle Road**

Newton Aycliffe DL5 7QX

**£575 Per Calendar Month**





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# Lisle Road

Newton Aycliffe DL5 7QX



- Newton Aycliffe
- Garden Front and Rear
- Council Tax Band B

- Two Bedrooms
- Off Street Parking
- EPC Rating C

- Semi Detached
- Kitchen/Diner

Two bedroom, semi detached property, situated in Newton Aycliffe. The property has gardens front and rear and a driveway to the front allowing off street parking for multiple vehicles. The property is close to local amenities and schools as well as the train station. Early viewing is highly recommended.

Council Tax Band B.

## Entrance Vestibule

UPVC front door, laminate flooring, double glazed window and single radiator.

## Living Room

15'1" x 12'7" (4.613 x 3.856)

Laminate flooring, double glazed window, double radiator and stairs leading to the first floor.

## Kitchen/Diner

12'7" x 8'9" (3.849 x 2.688)

Vinyl flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, gas oven and hob, part tiled walls, double glazed window, double radiator and UPVC door leading to the rear garden.

## First Floor

Landing with airing cupboard.

## Bedroom One

12'8" x 8'10" (3.862 x 2.693)

Double bedroom situated to the rear with double glazed window and single radiator.

## Bedroom Two

12'7" x 7'6" (3.851 x 2.308)

Double bedroom situated to the front of the property with double glazed window, single radiator and airing cupboard.

## Bathroom

Vinyl flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath with overhead shower and screen, part tiled walls, double glazed window and single radiator.

## Externally

Garden to the front of the property with driveway allowing off street parking and enclosed garden to the rear.

## Externally

Additional photo.

## Council Tax

Band B.

## Holding Deposit

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:

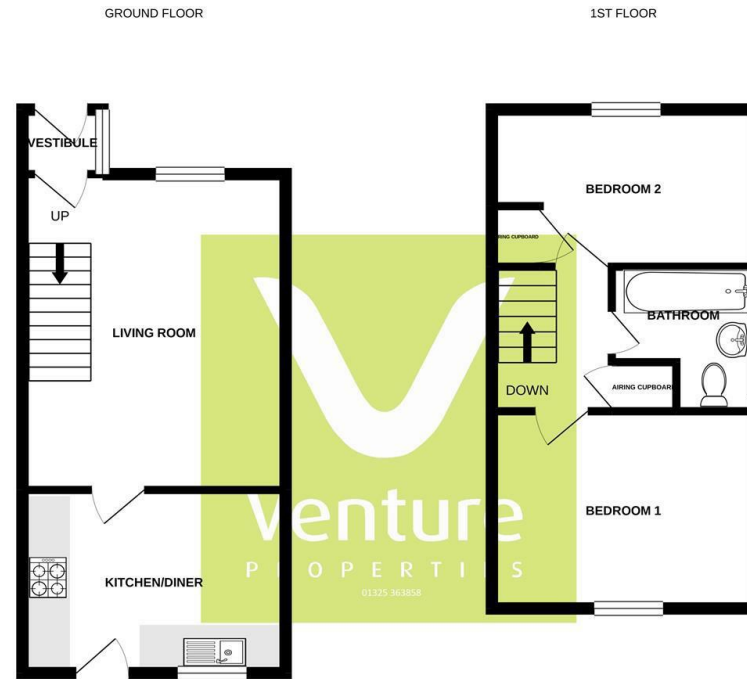
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

## Deposit (Bond)

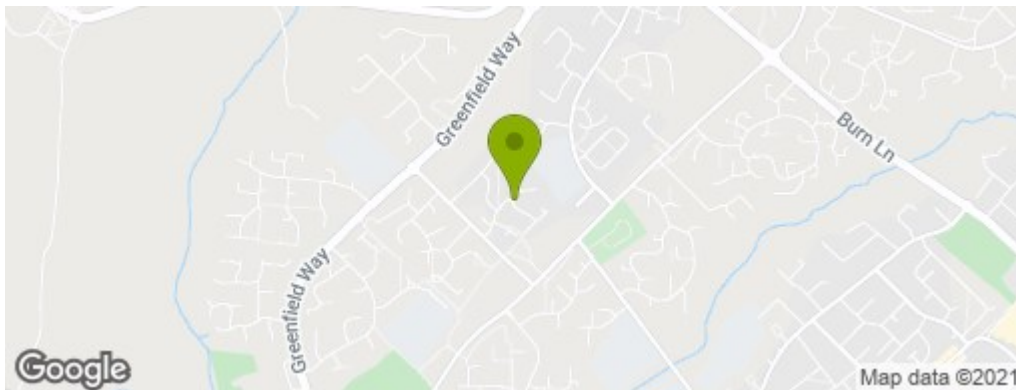
The deposit ( bond ) amount is equivalent to 5 weeks rent.

## Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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