

Hylton Road

Newton Hall, Durham DH1 5LS

- HIGHLY SOUGHT AFTER RENTAL PROPERTY
- EXTENDED SEMI DETACHED HOUSE ON CORNER PLOT
- SPACIOUS LOUNGE
- GROUND FLOOR SHOWER ROOM & STYLISH FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- CORNER PLOT POSITION
- 3 BEDROOMS
- MODERN KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- BLOCK PAVED DRIVEWAY FOR OFF-ROAD PARKING
- CONVENIENT ACCESS TO THE A167, A690 AND A1(M)

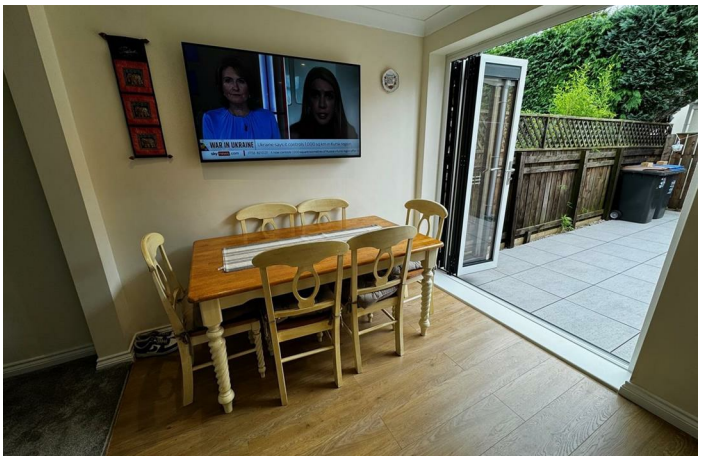
£1200PCM













FULL DESCRIPTION

Occupying a generous corner plot within one of Durham's most sought-after residential locations, this superbly appointed three-bedroom semi-detached home presents a rare opportunity to rent a beautifully finished property in the heart of Newton Hall. Available immediately on a furnished basis, the property offers stylish, spacious accommodation ideally suited to families, professionals and those seeking a high-quality home within easy reach of Durham City Centre.

Upon entering, a composite security entrance door opens into a spacious entrance lobby leading through to the welcoming hallway. The ground floor accommodation includes a contemporary shower room, a comfortable lounge and an impressive fully equipped kitchen/dining room. Designed with modern living in mind, the kitchen benefits from bi-fold doors opening onto the garden, creating an excellent space for both everyday family life and entertaining. A useful utility room, complete with washing machine and tumble dryer, further enhances the practicality of the home.

To the first floor, the property offers three well-proportioned bedrooms together with a stylish family bathroom fitted with a modern suite and shower.

Externally, the property enjoys low-maintenance gardens and a block-paved driveway providing ample off-road parking.

Further benefits include gas central heating and UPVC double glazing throughout.

Newton Hall is widely regarded as one of Durham's most desirable suburban locations, offering an excellent range of local amenities including supermarkets, shops, cafés, restaurants, leisure facilities and medical services. The property is well placed for a selection of highly regarded primary and secondary schools, making it particularly attractive for families. Durham City Centre, Durham University and the city's historic attractions are all within easy reach.

For commuters, the property enjoys excellent transport links with convenient access to the A167, A1(M) and A690, providing straightforward routes to Newcastle, Sunderland, Gateshead, Chester-le-Street and the wider North East region. The area also benefits from regular public transport services into Durham City and beyond.

Residents can enjoy a variety of nearby green spaces and recreational areas, including Aykley Woods, Wharton Park, Brasside Pond and scenic riverside walks along the River Wear, offering excellent opportunities for walking, cycling and outdoor leisure activities.

In a prime location and having excellent connectivity, this home is expected to generate significant interest. Early viewing is highly recommended to avoid disappointment.

ENTRANCE LOBBY
Composite security entrance door leading to lobby with high gloss ceramic tiled flooring, spot lighting and black vertical radiator.

HALLWAY
With radiator and stairs to the first floor.

SHOWER ROOM
Fully tiled with wc, vanity unit with inset wash hand basin, step-in shower with mains fed shower and black heated towel rail.

LOUNGE
13'10 x 12'6
Double radiator, bow window and feature fireplace with inset electric fire.

KITCHEN/DINER
20'11 x 8'4
Range of modern wall and floor units, incorporating breakfast bar with laminate worktops and inset one and a half bowl single drainer sink unit. Integrated electric oven, hob and stainless steel extractor hood. Feature tiled splashbacks, spot lighting, double radiator, laminate flooring, and dining area with bi-fold doors overlooking the garden.

UTILITY ROOM
10'6 x 6'6
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Radiator, plumbed for automatic washing machine and UPVC rear entrance door.

FIRST FLOOR LANDING
Linen cupboard.

BEDROOM 1
12'0 x 11'0
Double radiator and a range of fitted wardrobes.

BEDROOM 2
11'0 x 9'1
Radiator.

BEDROOM 3
8'3 x 9'0
Double radiator and bulk head cupboard.

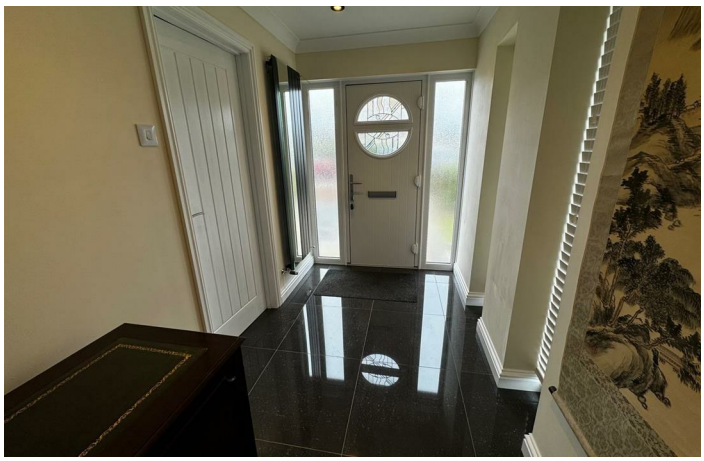
BATHROOM
White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, tiled splashbacks and flooring and chrome heated towel rail.

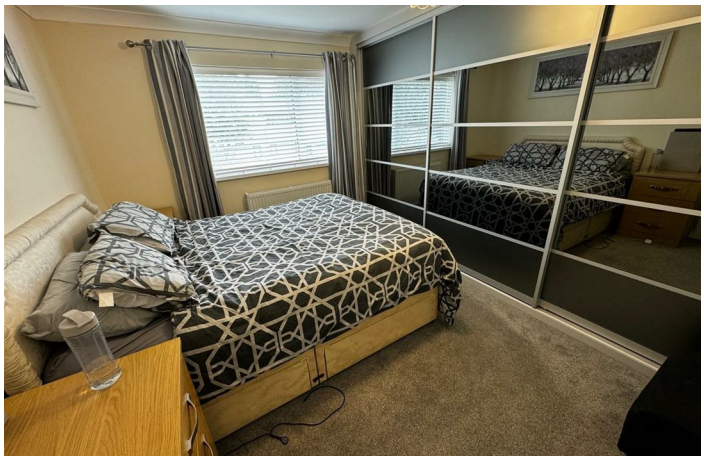
GARDENS
Laid lawn to the front with walled boundaries and block paved pathways. The rear garden is paved and low maintennace.

DRIVEWAY
Block paved driveway to provide off road parking. Please note the detached garage on the site is not included within the rental of this property.









EPC
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0467-2820-7022-9921-3315

Important Info
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Property Viewing
Contact Stuart Edwards Estate Agents for an appointment to view.

CLIENT MONEY PROTECTION
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TENANT FEES
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month’s rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

THE PROPERTY OMBUDSMAN
Membership is held with The Property Ombudsman for sales and lettings.

Thanks



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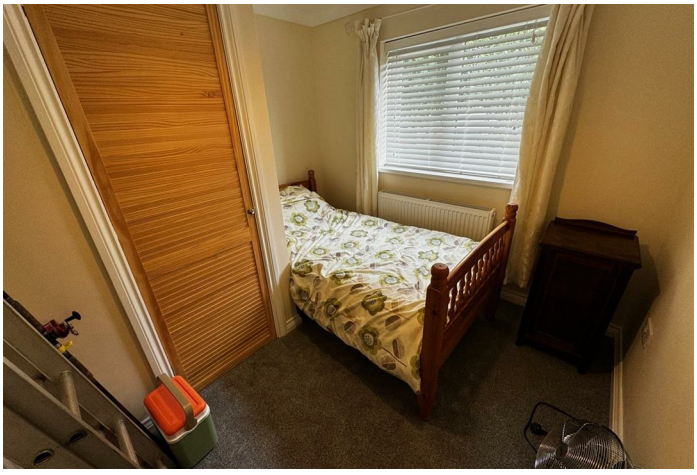





Council Tax Band: B
EPC Rating: D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the