



**Venture**  
PROPERTIES

**10 Lilburne Crescent, Newton Aycliffe, DL5 4LY**  
**£525 Per Calendar Month**



A well presented two bedroom mid link property, located within a short stroll of the much improved Newton Aycliffe town centre, which is also close to schools and access in and out of town. The property has been updated by the landlord to include a modern fitted kitchen and has neutral decor and carpets throughout. Viewing is recommended.

Council Tax Band A

#### Entrance Porch

With upvc front door.

#### Lounge

14'11 x 12'8



Upvc box style window to the front, radiator, feature fireplace with electric fire, radiator and coving to ceiling.

#### Kitchen/Diner

13'6 x 9'11



Upvc double glazed window to the front, fitted with a modern range of stylish cream wall, base and drawer units, laminate work surfaces, part tiled walls, Beco electric hob, oven and extractor, space for washing machine, space for fridge/freezer, under stairs storage cupboard, stainless steel sink unit, part tiled walls, laminate flooring.

#### Utility Room

Upvc double glazed door to the rear and space for fridge/freezer and tumble dryer.

#### First Floor

Landing. With built-in storage cupboard.

#### Bedroom 1

14'11 x 9'11



Upvc double glazed window to the front, radiator and storage cupboard.

#### Bedroom 2

10'8 x 10'



Upvc double glazed window to the rear, storage cupboard and radiator.

## Bathroom



Fitted with a suite comprising panelled bath with shower over, fully tiled walls, low level wc, wash hand basin, window to the rear and radiator.

## Externally



To the front of the property is an open plan garden laid to lawn and to the rear there is a lawned garden with patio area and gated access.

**Council Tax**  
Band A

## 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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

## Deposit (Bond)

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

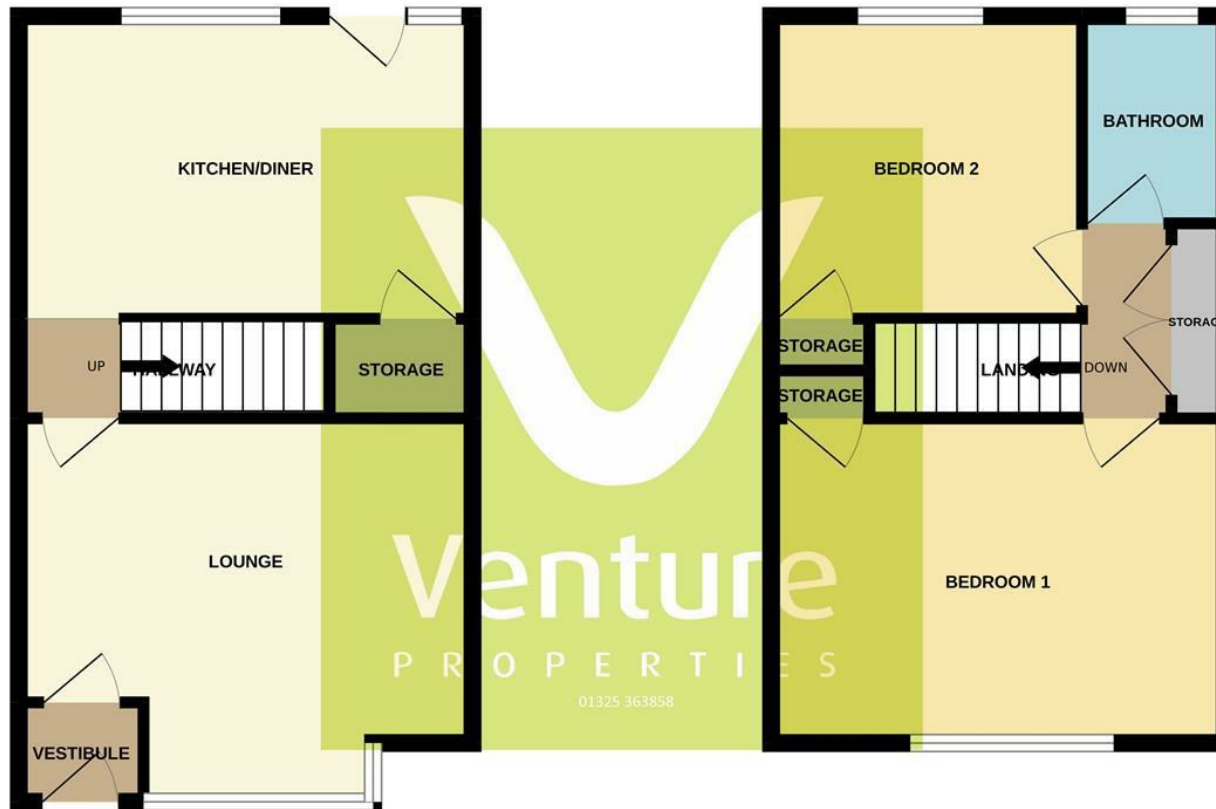
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our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR

1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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