



Hutton Way, Framwellgate Moor, DH1 5BW
3 Bed - House - Mid Terrace
£850 Per Calendar Month

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* THREE BEDROOMS * ALLOCATED CAR PARKING AND VISITOR BAYS * GOOD QUALITY FIXTURES AND FITTINGS * CUL DE SAC * PRIVATE REAR GARDEN *

Lovely family home which sits in a quiet cul de sac on an attractive, modern development. Internally the floor plan briefly comprises of: entrance lobby, downstairs WC, welcoming lounge, gorgeous fitted kitchen and dining area with French doors to rear garden. On the first floor there are three well proportioned bedrooms and white suite family bathroom. Externally there is a rear garden which is predominately laid to lawn with paved walkways. At the front of the property there is allocated car parking, and several visitor parking bays.

Hutton Way forms part of a modern development situated in Framwellgate Moor, which is close to a range of local shops and amenities it is also just a short from the Arnison Centre retail park, which is open seven days a week. The property also offers good access to schools and recreational facilities including a gym, and has good access to major motoring links. Durham City centre is approximately two-three miles in distance.

Council Tax Band - B Annual Cost - £1714

EPC Rating - B

BOND £850 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and No Pets

Required Earnings: Tenant Income £25,500 - Guarantor Income £30,600

GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge

13'1" x 13'1" (4 x 4)

Dining Area

8'6" x 8'2" (2.6 x 2.5)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

FIRST FLOOR

Landing

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bedroom

10'5" x 7'10" (3.2 x 2.4)

Bedroom

8'2" x 7'6" (2.5 x 2.3)

Bathroom



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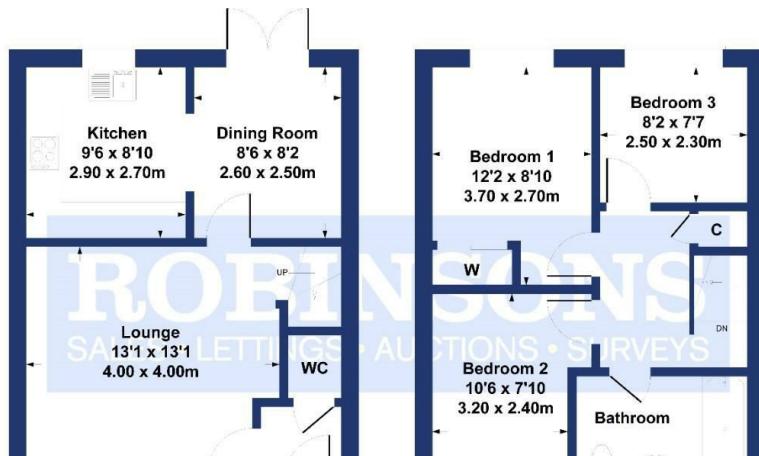
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hutton Way
Approximate Gross Internal Area
807 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	
(70-80)	C	84
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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