





SUDBURN AVENUE is a delightful semi detached home, with hallway, spacious living room, with conservatory off, a dining kitchen, utility room and handy store. To the first floor landing there are two bedrooms and a contemporary bathroom. There are pleasant gardens to front and rear and driveway parking. A lovely property which is available immediately.

LOCATION

Staindrop has close links to Barnard Castle and Darlington and is close by to Raby Castle. There is a variety of shops in the village, including a renowned butchers, tea-rooms, and a pub. There is also a church, doctors surgery and school.

IMPORTANT INFORMATION

Postcode: DL2 3JY.

Style of property: Semi-Detached House

Council Tax Band: B - Durham County Council.

EPC Rating: D.

Heating: Gas Central Heating.

Parking: Driveway parking.

Appliances: Integrated oven, hob and extractor.

Pets: Pets would be considered on a case by case basis at an extra £25pcm per pet.

Term: The landlord is looking for long term tenants.

Available from: End of October 2025.

What3words: ///windows.blast.threading



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

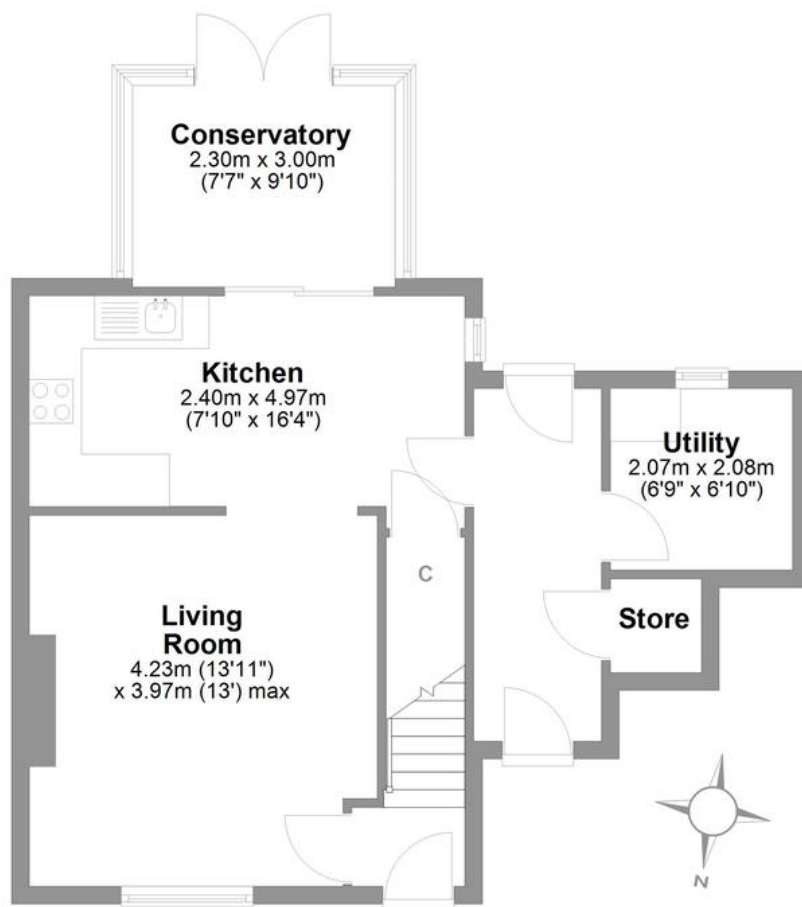
Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £750.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.

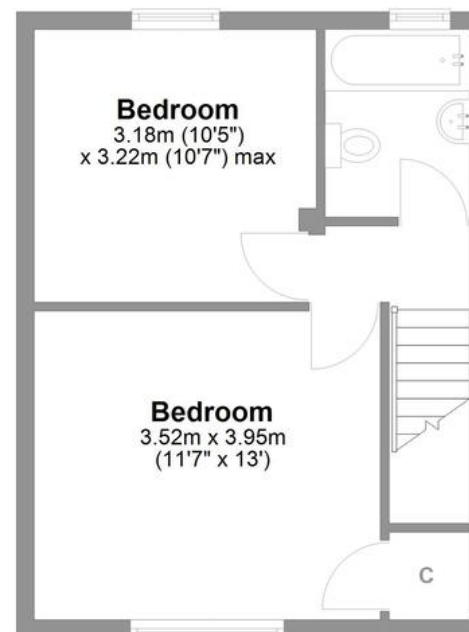




Ground Floor

Sudburn Avenue Staindrop

Total area: approx. 86.2 sq. metres (928.0 sq. feet)



First Floor

LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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