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Eastbourne Road  
Darlington, DL1 4EW  
**£625 Per calendar month**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



Within close walking distance of the train station, this two DOUBLE bedroomed mid-terraced property offers stylish ready to move into accommodation. Walking from the entrance vestibule you are met with a light and airy living room, leading through to the kitchen fitted with a range of units and integrated cooking appliances. From the kitchen you can access a small vestibule area, leading into the bathroom/WC.

To the first floor is a landing area and TWO DOUBLE bedrooms. The master bedroom including a useful built in cupboard with plenty of storage.

Externally to the front is an enclosed forecourt, whilst to the rear is an enclosed SOUTH FACING courtyard ideal to enjoy the summer sunshine, with useful garden shed.



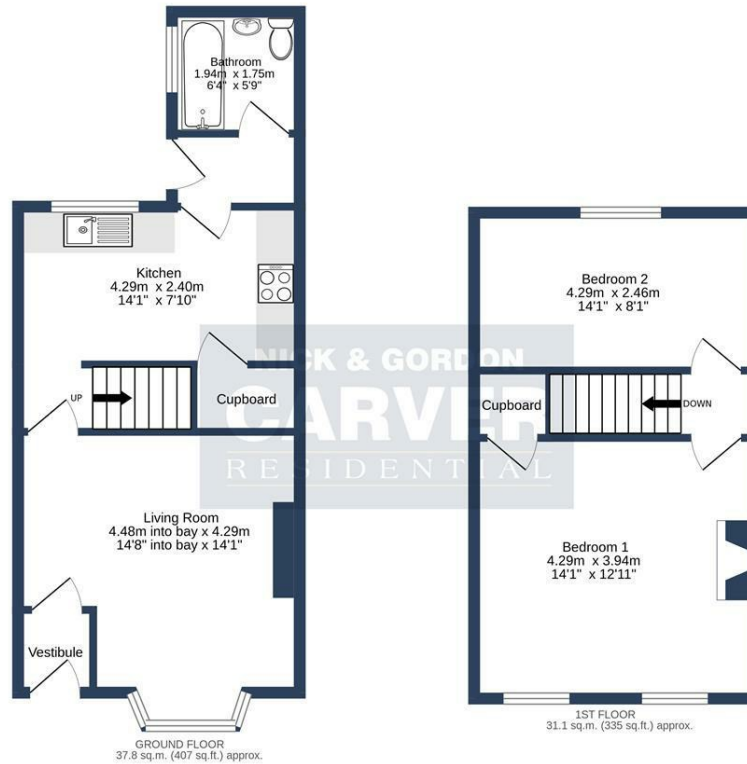




- POPULAR LOCATION
- READY TO MOVE INTO
- FITTED KITCHEN WITH COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO THE TRAIN STATION
- SOUTH FACING REAR COURTYARD

**GENERAL INFORMATION:**

Available: Immediately  
Deposit: 5 weeks  
Services: Gas central heating, mains electric, water and drainage.  
PVC Double glazing  
Local Authority: Darlington Borough Council (Tax Banding A)



EASTBOURNE ROAD, DARLINGTON, DL1 4EW.  
 TOTAL FLOOR AREA: 68.9 sq.m. (742 sq.ft.) approx.  
 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>55</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	

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MAB 6202



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