



# 6 OLIVERS GARDENS

Staindrop, Darlington, County Durham DL2 3XF



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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An extended and well presented four bedroom detached family home situated in a quiet cul-de-sac, located in the highly sought after village of Staindrop.

- \* Extended Family Home
  - \* Four Bedrooms
  - \* Two Bathrooms
- \* Three Reception Rooms
- \* Enclosed Rear Garden
  - \* Garage



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#### Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.

#### Accommodation

The accommodation briefly comprises an entrance porch, hallway, cloakroom/wc, living room, fitted kitchen, dining room, spacious family room, master bedroom with en-suite shower room, three further bedrooms and a house bathroom. To the exterior of the property there is an open plan front garden mainly laid to lawn. To the rear is an enclosed garden with summerhouse, garage and driveway to the side.

#### Ground Floor

With entrance porch to the side of the property leading through into a hallway with staircase to the first floor and doors to ground floor accommodation. The living room has dual aspect windows and feature fireplace. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with gas hob, electric oven, integral fridge/freezer, space and plumbing for washing machine, and open archway through to family room. There is a dining room with an open arch connecting to the family room from a separate entrance. The family room is a lovely generous room with triple aspect windows overlooking the garden and with patio doors to the rear garden.

#### First Floor

The master bedroom has views over the rear garden and an en-suite shower room. There are three further bedrooms on the first floor and a four piece house bathroom comprising panelled bath, step-in shower, pedestal wash hand basin and low level wc.

#### Externally

To the exterior of the property is an enclosed rear garden mainly laid to lawn with mature planted borders, summerhouse and gated access to side elevation. There is also an open plan front garden mainly laid to lawn.

#### Garage

A single garage with remote roller door, power and light.

#### Driveway

Providing off-street parking for up to three vehicles.

#### Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six months at a rental of £1,600 per calendar month payable in advance by standing order. In addition, a bond of £1846 shall also be payable prior to occupation.

#### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

#### References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

#### Insurance

Tenants are responsible for the insuring of their own contents.

#### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

#### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.



## 6 Olivers Gardens, Staindrop

Approximate Gross Internal Area  
1580 sq ft - 147 sq m



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			86
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.