



**\*\* SPACIOUS THREE BED TERRACE \*\* \*\* WALKING DISTANCE OF TOWN CENTRE \*\*  
\*\* REAR YARD \*\***

We are pleased to offer this spacious three bed mid terrace which lies just off North Road and within easy reach of the town centre. There are good transport links and local schools.

The property has three good sized bedrooms, a lounge to the front with bay window and dining room. The kitchen is spacious with a range of modern units. There is a modern bathroom/w.c. with a white suite To the rear there is a yard with up and over garage door.

It benefits from gas central heating and has uPVC double glazing.

REQUIRED EARNINGS - Tenant Income £21,000 and Guarantor Income £25,200 ( if required )  
BOND: £807

Please Note: NO SMOKERS & NO PETS  
Council tax band A EPC rating C.

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Corporation Road, Darlington, DL3 6AS**

**3 Bed - House - Mid Terrace**

**£700 Per Calendar Month**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Corporation Road, Darlington, DL3 6AS



ENTRANCE HALLWAY

LOUNGE

13'8" x 12'5" (4.18m x 3.80m)

DINING ROOM

11'11" x 12'4" (3.64m x 3.77m)

KITCHEN

9'3" x 15'1" (2.82m x 4.60m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM

18'4" x 12'5" (5.60m x 3.80m)

BEDROOM

12'0" x 12'4" (3.66m x 3.78m)

BEDROOM

8'3" x 9'4" (2.53 x 2.87m)

BATHROOM/W.C.

REAR YARD



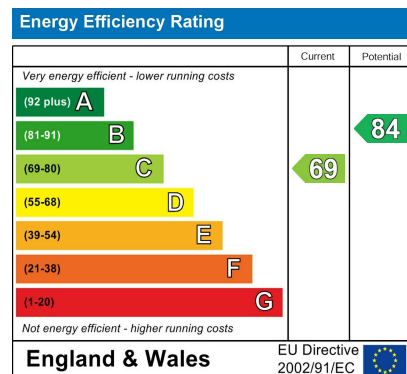
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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