



**** SEMI DETACHED *** OFF STREET PARKING*** FAVERDALE ****
**** GAS CENTRAL HEATING *** DOUBLE GLAZING ****

We bring to the market this spacious two bedroom semi detached property located in the desirable area of Faverdale with just a quick walk from West Park Village including shops, amenities, schooling, bus routes and quick access links to the A1(M). We believe a property of this nature will have high demand and so we recommend a viewing to fully appreciate what this home has to offer. The property benefits from gas central heating, double glazing, off street parking and front and rear gardens, it has recently undergone an extensive programme of redecoration including stunning modern kitchen and bathroom.

Council tax band C EPC Band C

Please note: NO PETS, NO SMOKERS, Bond £894.00

Required earnings: tenant £22,500 per annum, guarantor £27,000 per annum (if required).

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

To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Alverton Drive, Darlington, DL3 0GA

2 Bed - House - Semi-Detached

£750 PCM

EPC Rating: C

Council Tax Band: C

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Alverton Drive, Darlington, DL3 0GA



GROUND FLOOR

Entrance hallway with modern upvc double glazed front door and cupboard. The lounge is situated to the front with stairs leading to the first floor. Kitchen to the rear with modern range of cream gloss wall and base units with split level appliances comprising integrated electric oven, electric hob with chimney style cooker hood, integrated fridge/freezer, washing machine, wine chiller, sink and mixer tap and inset spot lighting there is a door leading to the rear garden.

FIRST FLOOR

First floor landing with two good sized double bedrooms with fitted sliding door wardrobes, bathroom/w.c including panelled bath with overhead shower and screen, pedestal wash hand basin, low level w.c, part tiled walls, heated chrome towel rail and over stairs cupboard suitable for storage

EXTERNALLY

To the front is a garden laid to lawn, paved driveway accessible for two vehicles with pedestrian side access to the rear comprising shed ideal for storage, patio area following to the garden with flowering shrubs and borders and decking to the back ideal for relaxing during the warmer months.

FRONT EXTERNAL

ENTRANCE HALLWAY

LOUNGE

12'5" x 15'3" (3.81m x 4.65m)

KITCHEN

12'7" x 8'7" (3.86m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 8'7" (3.86m x 2.64m)

BATHROOM W.C

BEDROOM TWO

12'7" x 6'7" (3.86m x 2.03m)

REAR GARDEN



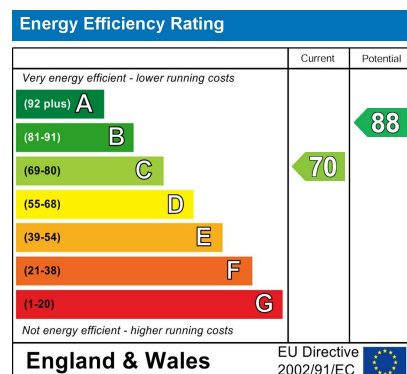
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www.smith-and-friends.co.uk

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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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