



**\*\* IMPRESSIVE GROUND FLOOR APARTMENT \*\*\* SOUGHT-AFTER WEST END LOCATION \*\*  
\*\* EASY REACH OF COCKERTON VILLAGE AND TOWN CENTRE \*\*\* VIEWINGS STRONGLY RECOMMENDED\*\*  
\*\* GENEROUS PARKING AND COMMUNAL GARDENS \*\*\* BEAUTIFUL COMMUNAL GARDEN\*\***

We anticipate demand to be high for this well priced, beautifully appointed two bedroom ground floor apartment, which has recently undergone a generous refurbishment with modern kitchen, new flooring and extensive redecoration. Rooms are light and airy with high ceilings, large sash windows and lovely period features which must be viewed to be appreciated. It will certainly appeal to a variety of tenants, including a professional or as a peaceful retirement home.

Council tax band D EPC Band D

Please note: NO PETS, NO SMOKERS, Bond £865.00

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)

**Carmel Road North, Darlington, DL3 9TD**

**2 Bed - Apartment**

**£750 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure:**



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FRIENDS**  
ESTATE AGENTS

# Carmel Road North, Darlington, DL3 9TD



In brief of the accommodation comprise generous: entrance hall giving a good first impression with security intercom entry system. Large lounge/diner, perfect to entertain family and friends with large windows on two elevations not only flooding the room with natural light, but to enjoy pleasant views over the front grounds. Nice open archway leads to the modernised kitchen, providing an excellent range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit. Electric hob, electric oven and integrated fridge/freezer. There are two pleasant sized bedrooms both in neutral decor and a shower room with a shower cubicle, basin, W/C and cupboard housing the Worcester combi boiler.



## EXTERNALLY

Thornlea is beautifully set back within its own grounds off Carmel Road North in the prestigious West End of Darlington. Communal, well tended gardens to both front and rear can be enjoyed by tenants during those warmer months. There is also ample parking to the front, with dual entry exit driveway.

## COMMUNAL HALLWAY



## ENTRANCE HALLWAY

## LOUNGE/DINER

17'10" (narrows to 15'4") x 17'3" (including bay ) (5.46 (narrows to 4.69) x 5.27 (including bay ) )

## KITCHEN

## BEDROOM

15'11" max ( narrows to 14'9" ) x 9'9" (4.86 max ( narrows to 4.51 ) x 2.99m)

## BEDROOM

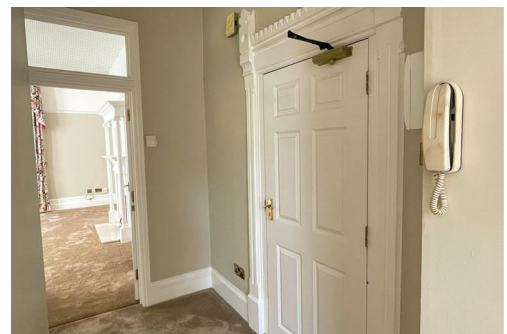
7'11" x 11'0" (2.42m x 3.36)

## BATHROOM/ W.C

## FRONT ELEVATION



## COMMUNAL GARDEN



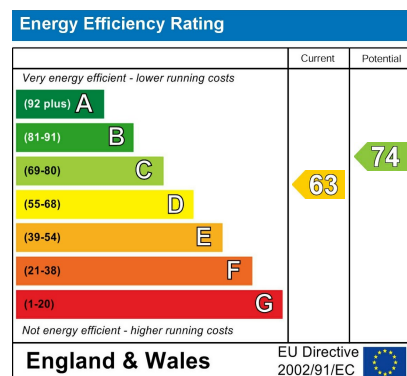
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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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