



**\*\* GOOD SIZED FAMILY HOME \*\* \*\* MODERN DEVELOPMENT \*\* \*\* LOVELY REAR GARDEN \*\***  
**\*\* EN-SUITE TO MASTER BEDROOM \*\***

We are bring to the market this beautifully presented four bedroom detached property pleasantly positioned on the sought after Harrowgate Farm development, which lies within easy reach of transport links to both the A1(M) and A66. The property has been well maintained throughout and has ample storage options. An early viewing is highly recommended to fully appreciate the space on offer and avoid disappointment. The property benefits from gas central heating and has uPVC double glazing throughout.

Please note: NO SMOKERS, PETS CONSIDERED Bond £1,113.00

Council tax band E EPC Band D

Required earnings: tenant £28,950 per annum, guarantor £34,740 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)

**Falmouth Drive, Darlington, DL3 0ZS**

**4 Bed - House - Detached**

**£965 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Falmouth Drive, Darlington, DL3 0ZS



## GROUND FLOOR

Entrance hallway, spacious lounge and dining room with French doors leading to rear garden, cloak room/w.c. kitchen with a modern range of wall and base units including integrated gas hob, electric oven and fitted extractor hood with French doors leading to rear garden, separate utility room with uPVC door provided side access to garden.

## FIRST FLOOR

Four good sized bedrooms, the master of particular size with fitted wardrobes and en-suite shower room/w.c., family bathroom with three piece white suite comprising of panelled bath, low level/w.c., wash hand basin and partly tiled walls.

## EXTERNAL

Garage to the property and driveway allowing off street parking, to the rear there is a large garden with patio area and astro turf.

## ENTRANCE HALLWAY

## LOUNGE

10'7 x 14 (3.23m x 4.27m)

## DINING ROOM

8'6 x 9'3 (2.59m x 2.82m)

## KITCHEN

14'1 x 13'5 (4.29m x 4.09m)

## CLOAKROOM/W.C.

## UTILITY ROOM

## FIRST FLOOR LANDING

## BEDROOM ONE

11 x 10'7 (3.35m x 3.23m)

## EN-SUITE SHOWER ROOM

## BEDROOM TWO

8'4 x 11 (2.54m x 3.35m)

## BEDROOM THREE

8'9 x 10 (2.67m x 3.05m)

## BEDROOM FOUR

9'7 x 6'9 (2.92m x 2.06m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN

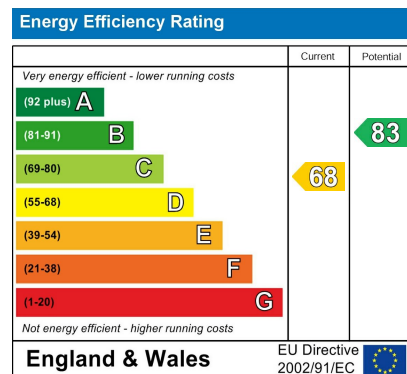


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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