



****BEAUTIFULLY PRESENTED** ** TWO RECEPTION ROOMS** **LARGE KITCHEN WITH INTERGRAED APPLIANCES** **SPACIOUS BATHROOM** **CLOSE TO LOCAL AMENITIES**
****GOOD TRANSPORT LINKS******

Smith and Friends are delighted to bring this spacious two bed property to the market. Situated in the ever popular Cockerton area of Darlington, the property benefits from having UPVC double glazing and gas central heating. The property lies close to local amenities including shops and schools and is within easy reach of the town centre and transport links to the A1(M), A66 and train station.

Council tax Band A EPC Band D

Please note: NO SMOKERS NO PETS, 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)

Olympic Street, Darlington, DL3 6DL

2 Bedroom - House - Mid Terrace

£750 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



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In brief the accommodation comprises of a warm and welcoming lounge with electric fire and surround, well-proportioned dining room benefitting from under stair storage and French doors, light and airy kitchen with integrated appliances including electric double oven, microwave, gas hob, extractor, fridge, freezer, dishwasher and washing machine.

There are two spacious bedrooms to the first floor and a beautifully appointed bathroom featuring a large separate walk in shower.

Externally there is a small garden to the front of the property and courtyard with storage area to the rear

BATHROOM
15'1" x 6'11" (4.62m x 2.13m)

BEDROOM
8'1" x 11'7" (2.48m x 3.55m)

FRONT EXTERNAL

REAR YARD

LOUNGE
13'10" x 12'3" (4.24m x 3.74m)

DINING ROOM
13'10" x 11'6" (4.24m x 3.53m)

KITCHEN
16'11" x 7'0" (5.16m x 2.15m)

LANDING

BEDROOM
13'10" x 12'3" (4.23m x 3.74m)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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