



**** POPULAR WEST END LOCATION ** ** ACCESS TO EXCELLENT SCHOOLING ****
**** REAR GARDEN ** ** OFF STREET PARKING ****

An ideal opportunity to rent this spacious three bedroom family home located in the prestigious West End of Darlington. It lies within walking distance of both Hummersknott and Carmel comprehensive schools with Mowden and Abbey Infants and Juniors also within easy reach. There are local amenities to be found on the Mowden development with Cockerton village only a short drive away.

The property is a good size with spacious rooms and a good size rear garden and off street parking. Briefly comprises of entrance hallway, ground floor w.c., lounge with sliding doors through to dining room which leads to garden room with patio doors to the rear garden, lovely modern kitchen with a range of wall and base units, split level cooking facilities and a stainless steel sink unit. Three bedrooms to the first floor, bathroom/w.c.

Externally there is a good size rear garden and driveway allowing off street parking leading to a garage.

Barrett Road, Darlington, DL3 8LB

3 Bed - House - Semi-Detached

£1,100 Per Calendar Month

EPC Rating: D

Council Tax Band: D

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Barrett Road, Darlington, DL3 8LB



Council tax Band D EPC Band D

Please note: NO SMOKERS NO PETS, Bond £634.00

Required earnings: tenant £33,000 per annum, guarantor £39,600 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)

ENTRANCE HALLWAY

GROUND FLOOR W/C

2'5" x 5'4" (0.76m x 1.64m)

LOUNGE

11'2" x 12'7" (3.41m x 3.86m)

DINING ROOM

11'2" x 12'11" (3.41m x 3.95m)

KITCHEN

20'4" x 8'7" (6.20m x 2.64m)

UTILITY

GARDEN ROOM

10'5" x 7'11" (3.20m x 2.43m)

LANDING

FIRST FLOOR W.C

BATHROOM

5'4" x 5'4" (1.65m x 1.63m)

BEDROOM

13'3" 11'1" (4.04m 3.40m)

BEDROOM

11'1" x 12'11" (3.40m x 3.96m)

BEDROOM

9'4" x 9'4" (2.85m x 2.85m)

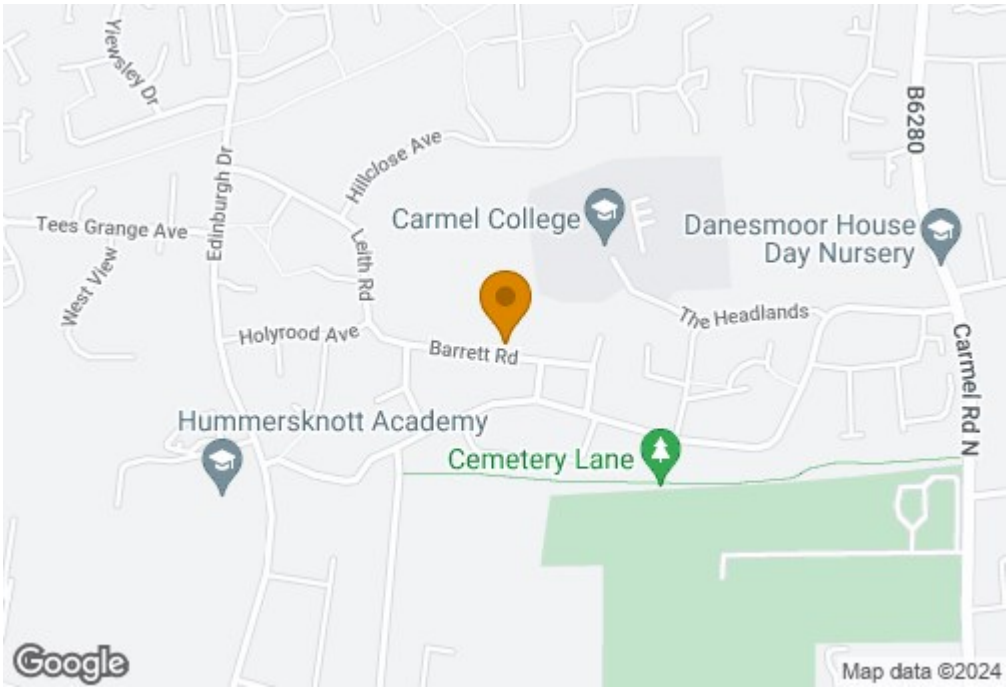
FRONT EXTERNAL

REAR GARDEN

GARAGE



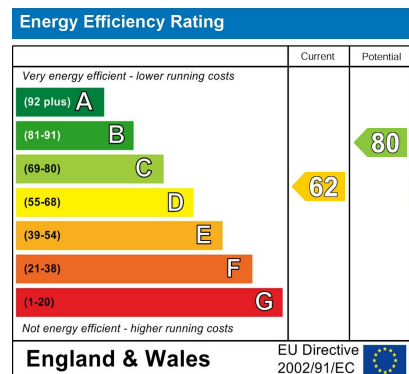
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www.smith-and-friends.co.uk

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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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