



**** THREE BED TOWN HOUSE ** ** CLOSE TO LOCAL AMENITIES ** ** GROUND FLOOR W/C **
** OFF STREET PARKING ****

This is a good opportunity to rent a THREE BEDROOM MODERN TOWN HOUSE which lies in this popular part of Darlington and is within reach of local amenities and a short drive from Darlington town centre.

The development lies just off Barton Street in the Albert Hill area of Darlington and is a development of similar housing. The property benefits from gas central heating and double glazing.

Please note:- no smokers, no pets. Bond £865. Council Tax band: B. EPC rating: C.
Tenant Income £22,500.00 Guarantor Income £27,000.00 (if required)

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Church Grove, Darlington, DL1 2LS

3 Bed - House - Townhouse

£750 Per Calendar Month

EPC Rating: C

Council Tax Band: B

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Church Grove, Darlington, DL1 2LS



GROUND FLOOR

Entrance hallway, lounge situated to the front with electric feature fire place, downstairs W/C. with wash hand basin, spacious kitchen/dining area with a modern range of wall and base units including integrated electric oven, hob and chimney hood extractor fan.

FIRST FLOOR

Two good sized bedrooms, bathroom with white suite comprising of panelled bath with overhead shower, w.c. and pedestal wash hand basin.

SECOND FLOOR

Bedroom with Velux window and storage cupboard.

EXTERNAL

Driveway to the front allowing off street parking, garden to the rear with patio area ideal for the Summer months.

ENTRANCE HALLWAY

LOUNGE

10'5 x 15'9 (3.18m x 4.80m)

GROUND FLOOR W/C

KITCHEN/DINING AREA

13'9 x 9'7 (4.19m x 2.92m)

FIRST FLOOR

BEDROOM ONE

13'8 x 12 (4.17m x 3.66m)

BEDROOM TWO

10'7 x 14'2 (3.23m x 4.32m)

BATHROOM/W.C.

SECOND FLOOR

BEDROOM THREE

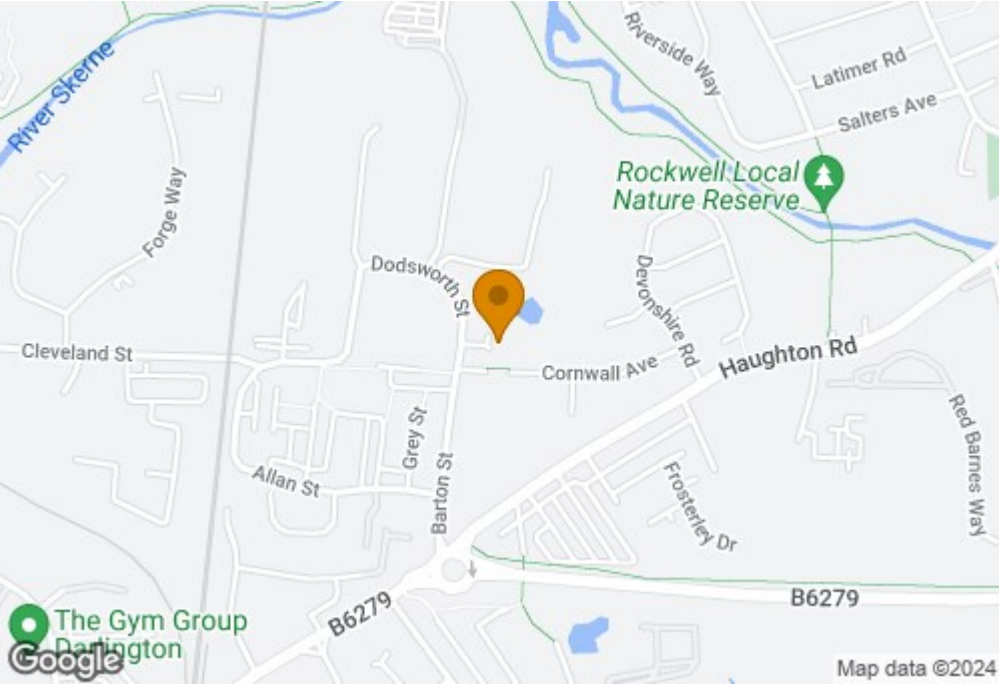
7 x 10'4 (2.13m x 3.15m)

FRONT ELEVATION

REAR GARDEN



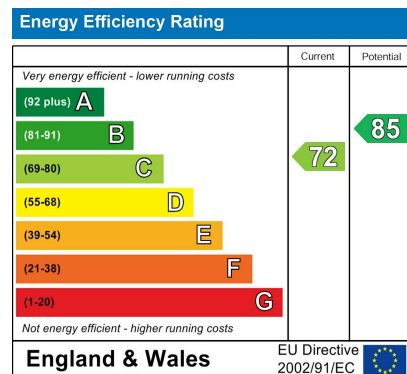
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www.smith-and-friends.co.uk

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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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