



We bring to the market this beautifully presented two bedroom terrace house located in the popular Dene area of Darlington. The property is located within easy reach of local shops, amenities and a short walk into the Town Centre itself. We highly recommend an internal viewing to fully appreciate what this home has to offer.

Please note: NO SMOKERS AND NO PETS

BOND £663.00 EPC grade D

Required earnings:- Tenant Income £17,250.00 Guarantor Income £20,700.00

(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)

Greenbank Road, Darlington, DL3 6ES

2 Bed - House - Mid Terrace

£575 Per Calendar Month

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Greenbank Road, Darlington, DL3 6ES



GROUND FLOOR

Entrance vestibule, lounge to the front with bay window, kitchen/dining area with a modern range of wall and base units including integrated electric oven and hob.

FIRST FLOOR

Two bedrooms to the first floor, one double and one single, bathroom/w.c with three piece white suite comprising of panelled bath with overhead shower, low level/w.c. and wash hand basin.

EXTERNAL

Outside rear space ideal for relaxing during those warmer months. Courtyard to the front with street parking.

FRONT ELEVATION

ENTRANCE VESTIBULE

LOUNGE

12'7" x 13'3" (3.84 x 4.04)

KITCHEN

12'9" x 8'7" (3.89 x 2.64)

FIRST FLOOR LANDING

BEDROOM ONE

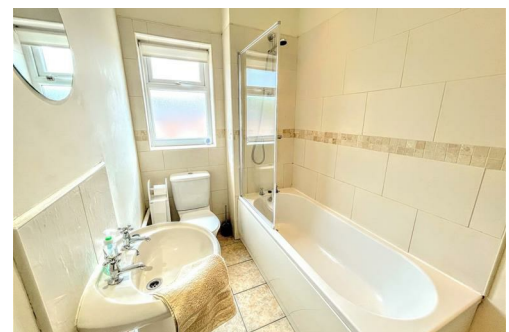
12'9" x 9'8" (3.89 x 2.97)

BEDROOM TWO

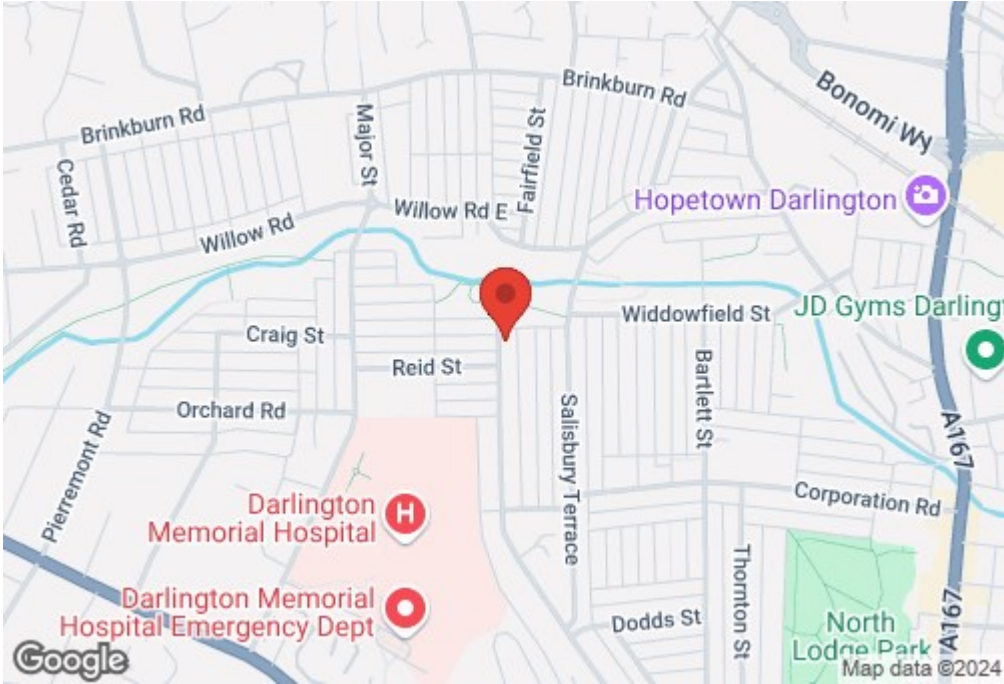
8'9" x 7'1" (2.67 x 2.16)

BATHROOM/W.C.

EXTERNAL



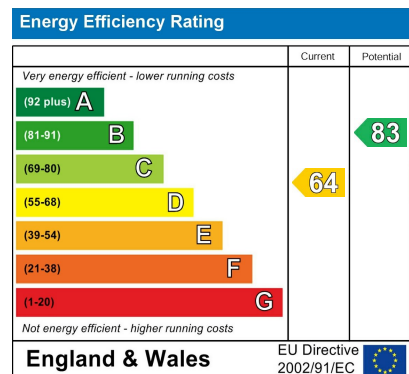
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www.smith-and-friends.co.uk

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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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