



****SPACIOUS THREE BEDROOM FAMILY HOME** **SUN ROOM** **SPRINGFIELD AREA****

Smith And Friends are pleased to bring to the market Lavender House, this Immaculately three bedroom family home new to the rental market. Situated in the Springfield Area of Darlington located near local amenities such as ASDA supermarket and transport links leading into Darlington Town Centre also in a stone's throw away to the popular Darlington Golf Club, close to nature reserve, this three bedroom home is waiting for the perfect match and not to be overlooked.

This immaculate home is warmed by gas central heating, and double glazed, briefly comprises: Entrance Vestibule, opening into a very pleasant Lounge, Inner Hall, refurbished Bathroom with shower, superb refitted Kitchen with a host of appliances, and a delightful extension attached to the Kitchen with french doors leading to the rear yard, currently being used as a Dining area.

Please Note: PETS CONSIDERED if accepted there will be an additional pet rent of £25.00.

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,400pa; Guarantor, if required £24,480pa

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

Hercules Street, Darlington, DL1 2QS

3 Bed - House - Mid Terrace

£675 Per Calendar Month

EPC Rating: C

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Hercules Street, Darlington, DL1 2QS



FRONT EXTERNAL

LOUNGE

KITCHEN

SUN ROOM

BEDROOM

BATHROOM

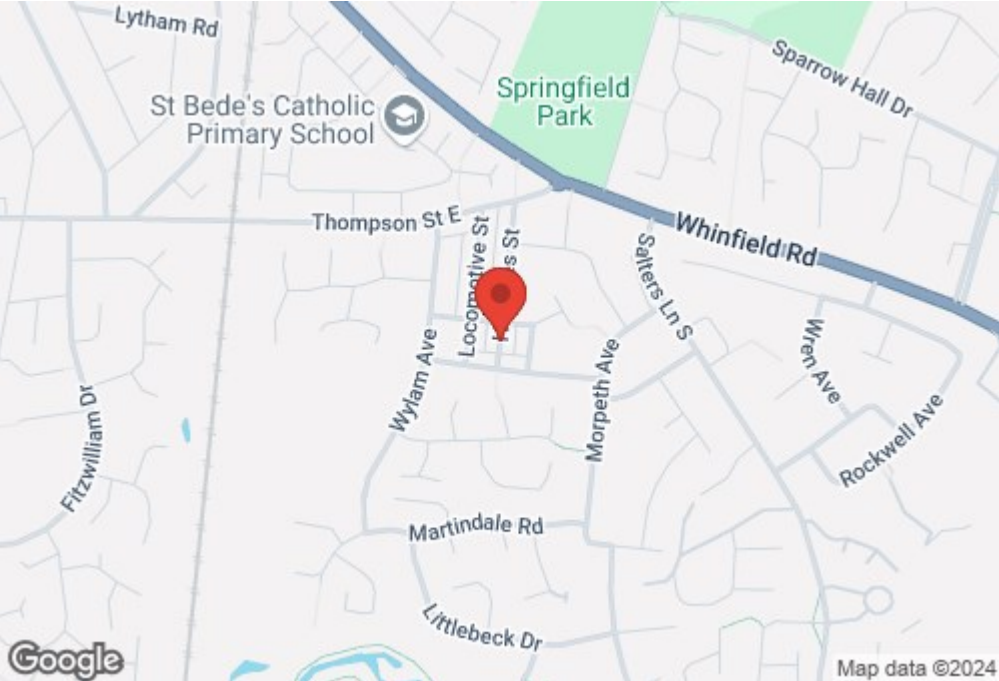
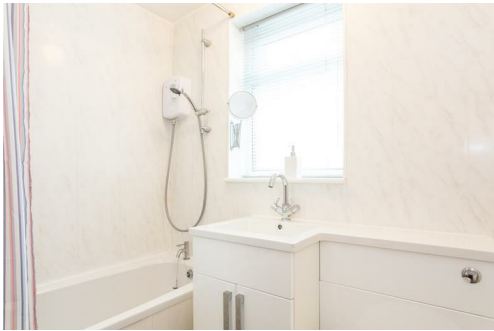
BEDROOM

BEDROOM

YARD



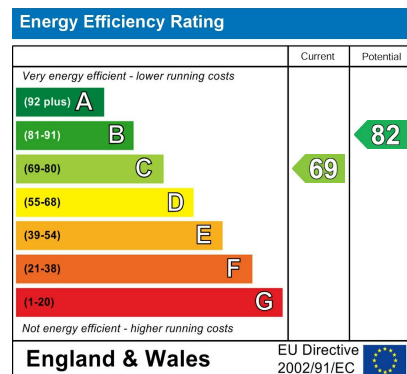
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www.smith-and-friends.co.uk

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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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