



****THREE BEDROOMS** **CLOSE TO AMENITIES** **SPACIOUS ACCOMMODATION**
****FAMILY HOME** **FRONT AND REAR GARDENS** **TO LET UNFURNISHED******

A deceptively spacious three bedroom mid terrace house located in the popular Eastbourne area of Darlington within walking distance of local amenities. To let on an UNFURNISHED basis.

Spacious family sized accommodation with gas central heating and double glazing. Recently redecorated throughout viewing is highly recommended.

The accommodation briefly comprises: Entrance Hall, spacious Lounge/ Dining Room with fireplace and patio doors leading to the rear garden, fitted Kitchen with built in oven and hob, useful Store Room, Landing, Bedroom 1 with fitted wardrobes, Bedroom 2 with steps to a boarded loft room suitable for a variety of uses, Bedroom 3, Bathroom/ wc with white suite and electric shower, separate Wc.

Externally. Enclosed front garden and enclosed rear garden with brick outhouse and decked patio area.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants: £19,500pa; Guarantor, if required: £23,400pa

BOND: £750

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

Mallard Road, Darlington, DL1 1BN

3 Bed - House - Terraced

£650 PCM

EPC Rating: E

Council Tax Band: A

Tenure:



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Mallard Road, Darlington, DL1 1BN



GROUND FLOOR

Entrance Hall

Lounge/ Dining Room

22'0 x 9'10 increasing to 12'10 (6.71m'0.00m x 2.74m'3.05m increasing to 3.66m'3.05)

Kitchen

13'0 x 7'0 (3.96m'0.00m x 2.13m'0.00m)

Store Room

4'8 x 4'0 (1.22m'2.44m x 1.22m'0.00m)

FIRST FLOOR

Landing

Bedroom 1

12'6 x 9'10 (3.66m'1.83m x 2.74m'3.05m)

Bedroom 2

11'6 x 8'0 (3.35m'1.83m x 2.44m'0.00m)

Boarded loft

Bedroom 3

10'0 x 6'4 (3.05m'0.00m x 1.83m'1.22m)

Bathroom

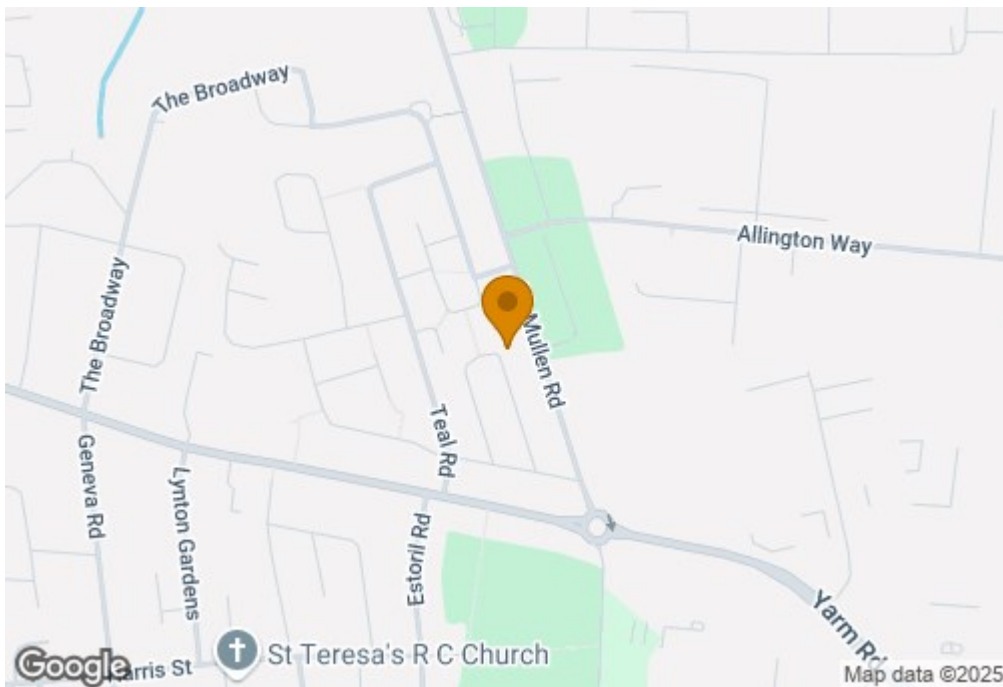
5'6 x 5'0 (1.52m'1.83m x 1.52m'0.00m)

Seperate Wc

5'4 x 2'6 (1.52m'1.22m x 0.61m'1.83m)



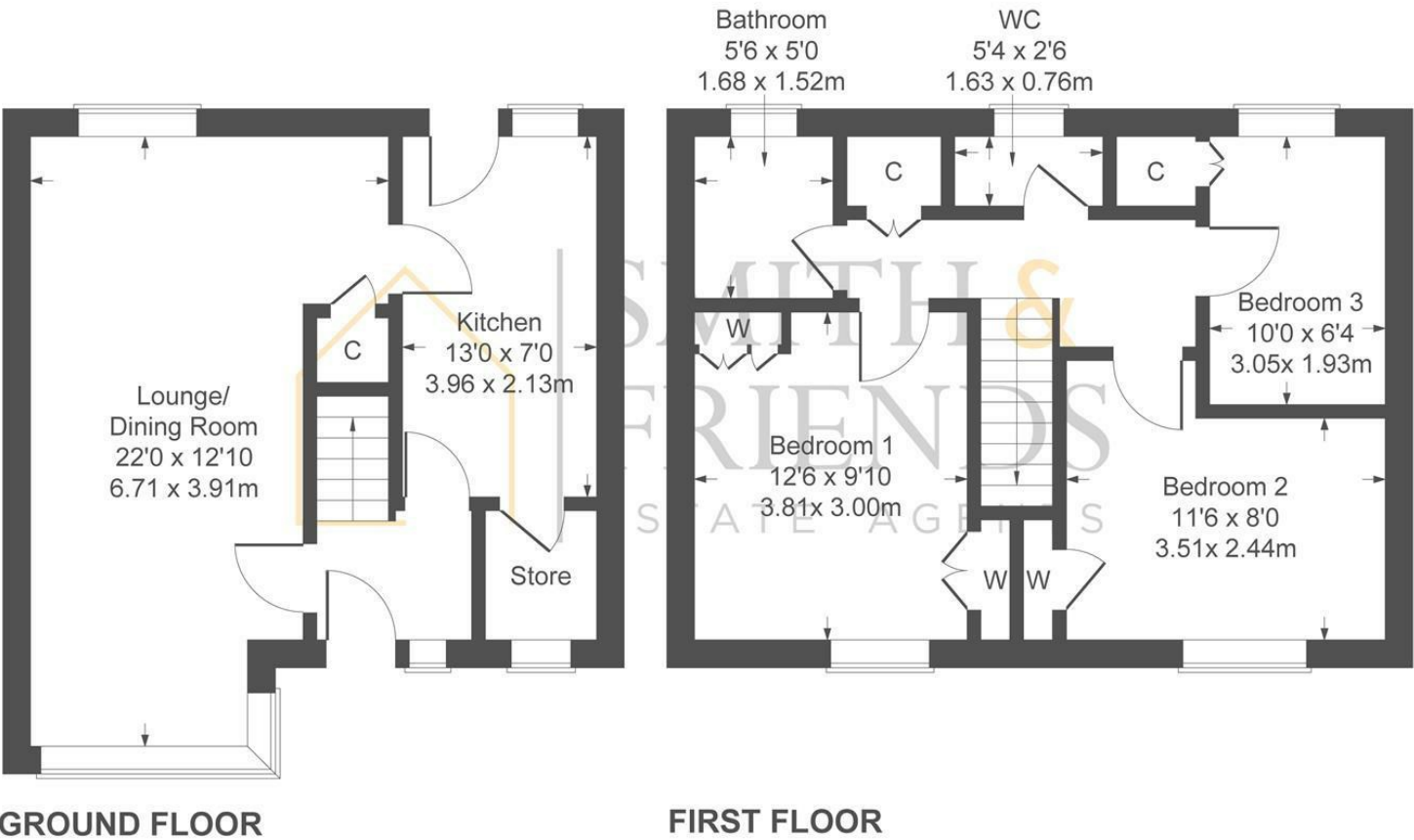
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www.smith-and-friends.co.uk

Mallard Road

Approximate Gross Internal Area
854 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		
(69-80) C		70
(55-68) D	52	
(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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