



*** RARE OPPERTUNITY *** ** BRAND NEW PROPERTY *** **FULLY MODERNISED THROUGHOUT***

Smith and Friends are delighted to bring to the market this TWO BEDROOM END-LINK PROPERTY located within the Central Park development. It can be found within a 10 minute walk from the Town Centre and is within close proximity to shops, amenities and schooling. The home benefits from being full modernised through out, off street parking, gas central heating with a newly installed Combi boiler and double glazing.

GROUND FLOOR

Entrance vestibule with stairs to first floor, ground floor cloakroom w.c., kitchen comprising a range of modern wall and base units including integrated electric oven and hob with overhead extractor fan and ample space for a table and chairs. Lounge to the rear with under stairs cupboard and French doors leading to the rear garden.

FIRST FLOOR

Two good sized bedrooms, family bathroom comprising pedestal wash hand basin, low level w.c, panelled bath with overhead shower and part tiled walls.

EXTERNALLY

Driveway providing parking for one vehicle, spacious garden to rear with shed.

Please note: no smokers, pets considered. Bond £865. EPC grade B.
Required earnings:- tenant £22,500 per annum, guarantor £27,000

Burnet Drive, Darlington, DL1 1HQ
2 Bedroom - House - End Terrace
£750 Per Calendar Month
EPC Rating: B
TENURE:
COUNCIL TAX BAND: A



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ENTRANCE HALL



GROUND FLOOR/W.C.



KITCHEN
7'4 x 11'6 (2.24m x 3.51m)



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		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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