



Smith and Friends are pleased to offer To Let this recently refurbished mid terrace two bedroom property located in the heart of Darlington.

The accommodation comprises entrance lobby, lounge, dining room, newly fitted kitchen. To the first floor are two double bedrooms and a house bathroom.

The property enjoys double glazing and gas central heating system. An enclosed rear yard is to the rear.

Short walk to Darlington Town Centre, good transport links and local amenities

Please note: no smokers, no pets. Bond £750. EPC grade D
Required earnings:- tenant £19,500 per annum, guarantor £23,400 per annum

Viewing Strictly by Appointment with Smith and Friends - Darlington.

Thornton Street, Darlington, DL3 6AA

2 Bedroom - House - Mid Terrace

£650 Per Calendar Month

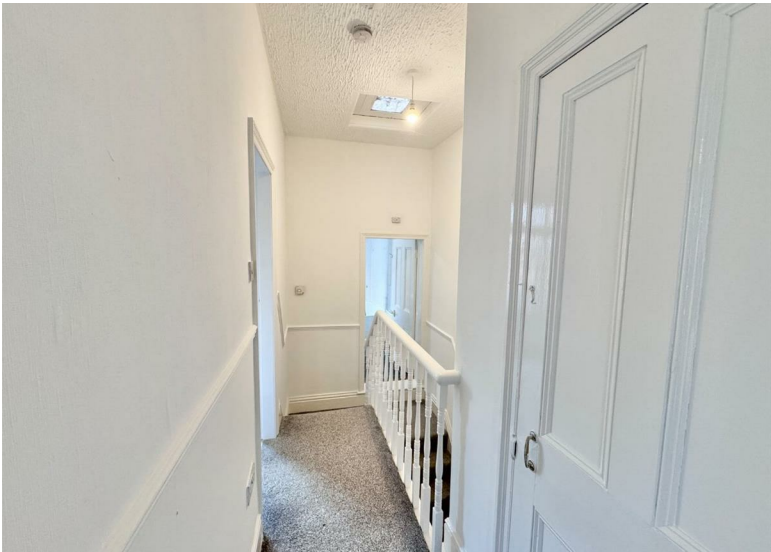
EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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

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