



*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this traditional semi-detached farm cottage, the property is situated on a private lane on the outskirts of Windlestone and benefits from excellent transport links, along with local amenities close by.

The property briefly comprises of; Entrance Hall, Living Room and a Kitchen/Dining Room on the ground floor. The First floor has a landing with three bedrooms and a family bathroom.

Externally, the property has a good sized garden to front and rear of the property, with ample of off street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERD, Subject to Terms.
REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa

Monthly Rent - £ 950 PCM

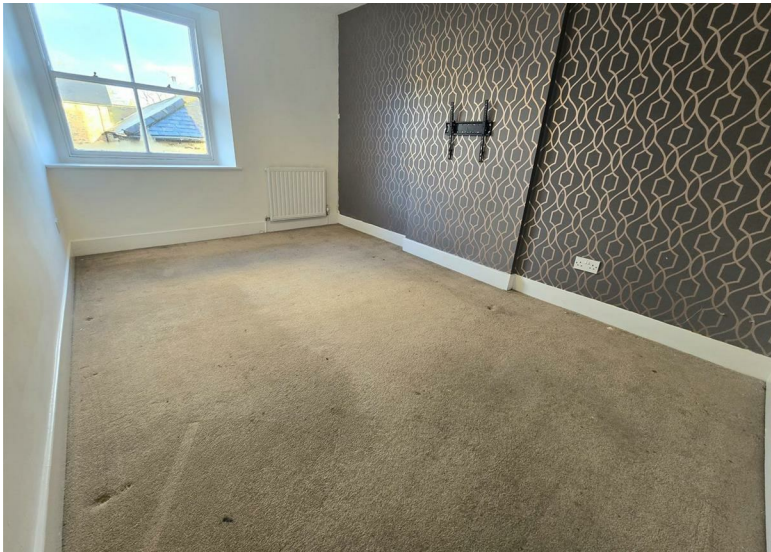
Bond - £1,096

SMITH & FRIENDS ARE ADVERTISING THIS PROPERTY ONLY, AND HAVE NO INVOLVEMENT ON THE TENANCY.

Windlestone Park, Ferryhill, DL17 0NF
3 Bedroom - Cottage - Semi Detached
£950 Per Calendar Month
EPC Rating: E
TENURE:
COUNCIL TAX BAND: B



Windlestone Park, Ferryhill, DL17 0NF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

