



*** AVAILABLE IMMEDIATELY ***

Smith and Friends are pleased to offer this 3 bed detached property in the Eastbourne area of Darlington which is close to local amenities., Darlington Train station, town centre with excellent transport links.

The property comprises of Entrance Hallway, Living Room/ Diner, Kitchen with built in white goods. Upstairs there are Two Double Bedrooms and a Single Bedroom, Family Bathroom which comprises of low level hand basin, WC, and a bath with over head shower.

Externally there is a driveway, garage and gardens to the front and rear

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £27,000pa; Guarantor, if required £32,400pa

RENT £900 PCM

BOND £1,038

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

Smithfield Road, Darlington, DL1 4DD

3 Bedroom - House - Detached

£900 Per Month

EPC Rating:

TENURE:

COUNCIL TAX BAND:



Smithfield Road, Darlington, DL1 4DD



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

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

01325 484440

darlington@smith-and-friends.co.uk

