



Park Lane, DL1 5AF
4 Bed - House - Terraced
£900 Per Month

EPC Rating: D
Tenure:
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Park Lane Darlington DL1 5AF

*** AVAILABLE IMMEDIATELY ***

A recently refurbished four bedroom mid-terraced family home, located within the Park Lane are of Darlington, close to the Town Centre, Train Station and other local amenities, making this perfect for a family.

The property briefly comprises of; entrance porch, leading into a long hallway, two reception rooms, a modern kitchen with some fitted appliances and access to the rear of the property.

The first floor provides a landing with storage cupboard, four bedrooms and a modern bathroom.

Externally, the property has an enclosed rear yard, which allowing on-street parking to the front of the property.

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

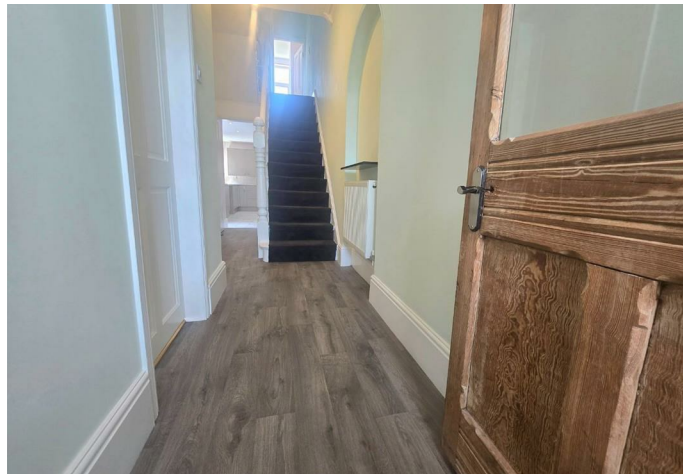
UNFURNISHED

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)







GROUND FLOOR

Entrance Porch

4'5" x 3'9" (1.37m x 1.15m)

Hallway

19'0" x 5'11" (5.80m x 1.81m)

Living Room

15'5" x 12'8" (4.71m x 3.88m)

Dining Room

12'6" x 9'3" (3.82m x 2.83m)

Kitchen

17'7" x 8'8" (5.37m x 2.65m)

FIRST FLOOR

Landing

11'8" x 3'0" (3.56m x 0.92m)

Bedroom 1

12'11" x 10'9" (3.94m x 3.29m)

Bedroom 2

12'7" x 9'5" (3.86m x 2.89m)

Bedroom 3

8'3" x 8'11" (2.52m x 2.73m)

Bedroom 4

9'9" x 5'9" (2.99m x 1.77m)

Bathroom

6'6" x 5'8" (2.00m x 1.74m)



Ground Floor

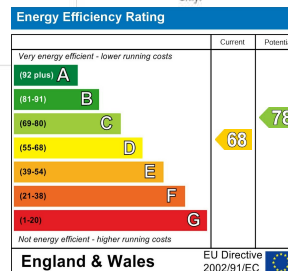


Floor 1

Approximate total area⁽¹⁾
1085 ft²
100.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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