Caledonian Way, DL1 3RJ
3 Bed - House - Semi-Detached
£895 PCM

Council Tax Band: B
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Caledonian Way, DL1 3RJ

*** AVAILABLE IMMEDIATELY ***

On the market this well presented three bed semi detached property in the ever popular Whinfield area of Darlington on a unfurnished basis. The property is situated on a good plot and within close proximity of Asda supermarket, local schooling, Whinfield medical practice and transport links to the A1(m) and A66. The property benefits from gas central heating, uPVC double glazing throughout and two double bedrooms.

Externally there is a garden to the rear with a decked area, large garage with a workshop and a driveway allowing for off street parking.

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

UNFURNISHED, NO SMOKERS
REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa
RENT £795 PCM
BOND £1,032
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Porch

Kitchen / Breakfast bar
14'9" x 11'5" (4.50m x 3.48m)
Fitted with a range of wall and base units with laminate top work surfaces incorporating a stainless steel sink unit, tiled splash back, split level cooking facilities comprising of a gas hob, washing machine and dishwasher.

Living Room
14'11" x 10'9" (4.57m x 3.28m)
The living room comprises of laminate wood flooring, wall mounted gas radiator, patio doors leading to the garden and coved ceiling,

Dining Room
7'8" x 13'6" (2.34m x 4.14m)
Positioned off of the living room, the dining room comprises of gas central heating radiator, uPVC double glazed window.

Landing

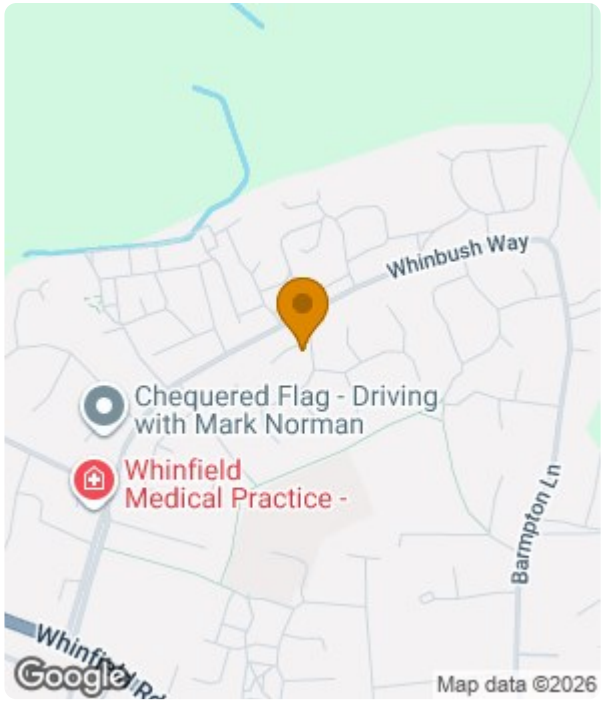
Bedroom 1
8'5" x 14'9" (2.57m x 4.50m)
The master bedroom comprises of a built in wardrobe, gas central heating radiator and uPVC double glazed window.

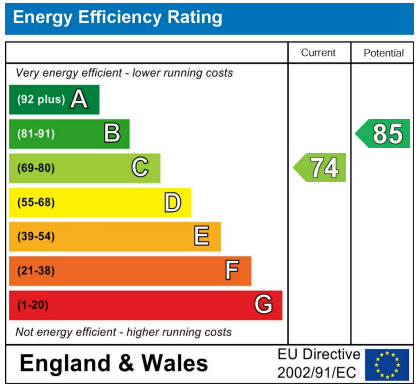
Bedroom 2
9'8" x 10'11" (2.97m x 3.35m)
The second bedroom comprises of a built in wardrobe, gas central heating radiator and uPVC double glazed window.

Bedroom 3
7'8" x 13'6" (2.34m x 4.14m)
Comprises of gas central heating radiator and uPVC double glazed window.

Family Bathroom
This stone tiled bathroom comprises of a jacuzzi style bath with an overhead shower, pedestal wash basin, w/c, additional wall storage, a uPVC double glazed window and gas central heating radiator.

EXTERNALLY
To the rear of the property is laid to lawn with a decking area, an outside workshop, driveway allowing for off street parking and large detached garage.





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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