



**\*\* TWO BEDROOM TERRACE \*\* \*\* RECENTLY REDECORATED \*\***  
**\*\* GAS CENTRAL HEATING \*\* \*\* OFF STREET PARKING TO REAR \*\***

Beautifully presented two bedroom terraced property, located in the popular Dene area of Darlington. The home itself benefits from uPVC double glazing, gas central heating and off-street parking.

We advise an internal viewing to fully appreciate what this home has to offer which comprises; entrance vestibule, lounge, kitchen/diner, two bedrooms to the first floor, bathroom/w.c and yard to rear.

Bond £721.00

Council Tax Band A

Required earnings; Tenant Income £18,750.00 Guarantor Income £22,500.00

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

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Newfoundland Street, Darlington, DL3 6HD**

**2 Bedroom - House - Mid Terrace**

**£625 PCM**

**EPC Rating: E**

**Tenure:**

**Council Tax Band: A**

## Newfoundland Street, Darlington, DL3 6HD

### GROUND FLOOR

Entrance vestibule with door leading to the lounge featuring box bay window, feature fireplace and wall lights. There are stairs leading to the first floor and the kitchen/diner to the rear comprising modern wall and base units, integrated oven and hob, ample space for a table and chairs and double glazed door to the rear yard.

### FIRST FLOOR

Master bedroom to the front with storage cupboard, second bedroom to the rear also with storage cupboard. Bathroom/w.c with panelled bath and overhead shower and screen, pedestal wash hand basin, low level w.c and new flooring.

### EXTERNALLY

The property has a forecourt to the front with gate and private rear yard with garage door allowing off street parking.

### FRONT EXTENAL

#### LOUNGE

13'3" x 14'4" (4.04 x 4.39)

#### KITCHEN

13'3" x 11'8" (4.04 x 3.58)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

13'3" x 12'5" (4.06 x 3.81)

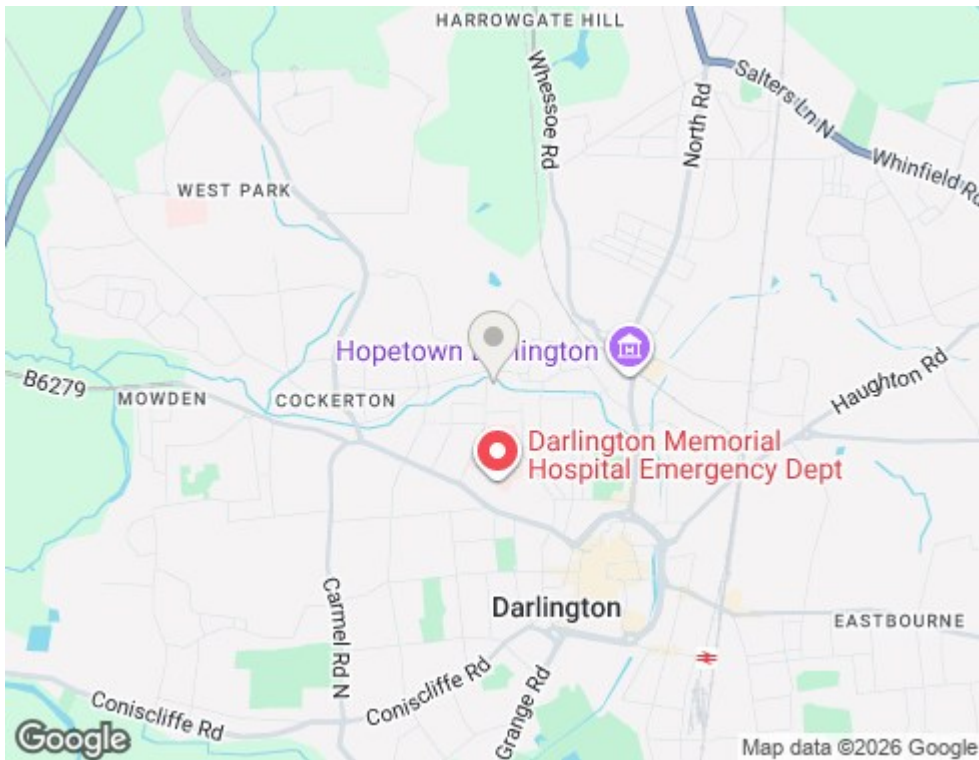
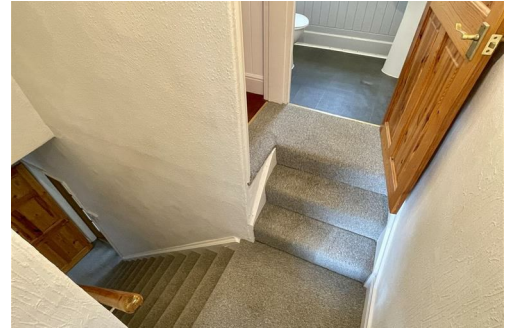
#### BEDROOM TWO

#### BATHROOM/ W.C

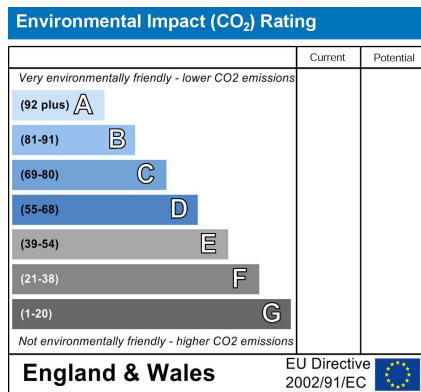
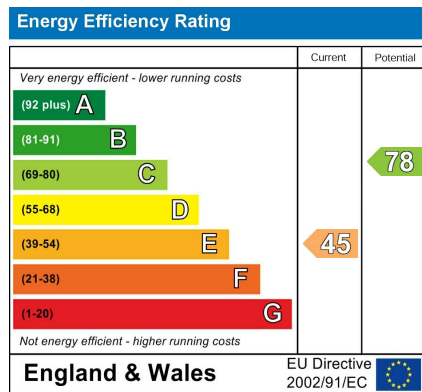
#### REAR YARD



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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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



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