



60 PIERREMONT ROAD

Darlington, County Durham DL3 6DN



GSC GRAYS

PROPERTY • ESTATES • LAND

60 PIERREMONT ROAD

Darlington, County Durham DL3 6DN

A three bedroom, terraced home located in the popular Denes area of Darlington with local amenities within walking distance.

The property briefly comprises of two reception rooms, three bedrooms and a private, enclosed rear courtyard.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

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GSCGRAYS.CO.UK



Accommodation

Entrance hall with staircase to the first floor, radiator, understairs storage cupboard and doors leading off to the ground floor accommodation. Living room with front aspect and double glazed bay window, electric fire and radiator. Dining room with double glazed window to the rear aspect, feature fireplace and radiator. Kitchen Fitted wall and base units, contrasting work surface, stainless steel sink with mixer tap and draining board, wall mounted central heating boiler, double glazed window, radiator, plumbing for a washing machine, space for an under counter fridge and an integrated electric oven, integrated gas hob and integrated extractor hood.

To the first floor there are three bedrooms, two doubles and a single and bathroom fitted with a white suite and comprising of a P shaped bath with electric shower over, pedestal wash hand basin, WC, radiator and obscure double glazed window.

Externally, there is a Front forecourt garden and enclosed, private rear yard.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £850 per calendar month, payable in advance by standing order. In addition, a deposit of £980 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property.

Services

Mains electricity, water, gas and drainage. Gas fired central heating.

Local Authority and Council Tax

Darlington Borough Council.

For Council Tax purposes the property is banded B.

Particulars and Photographs

Particulars updated January 2026

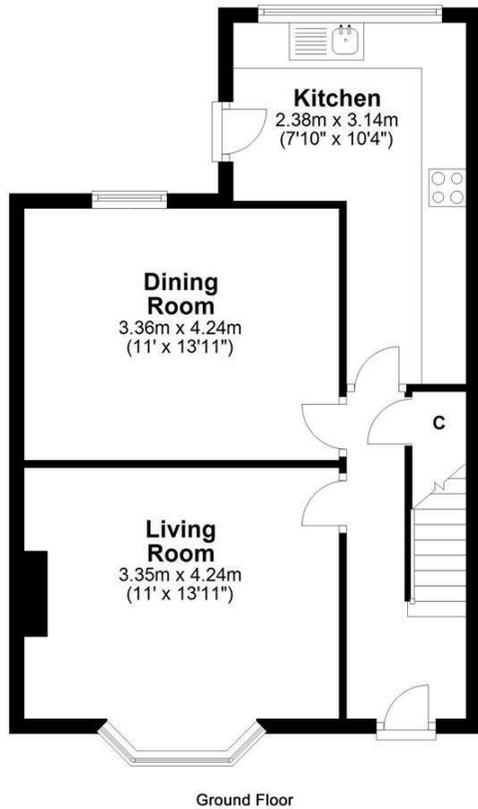
Photographs taken December 2020.

disclaimer

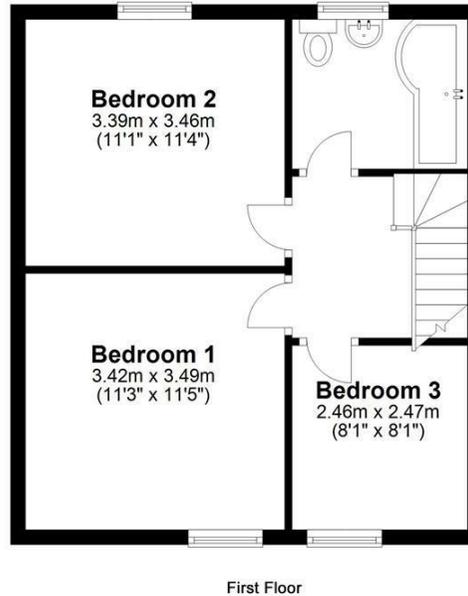
CGS Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



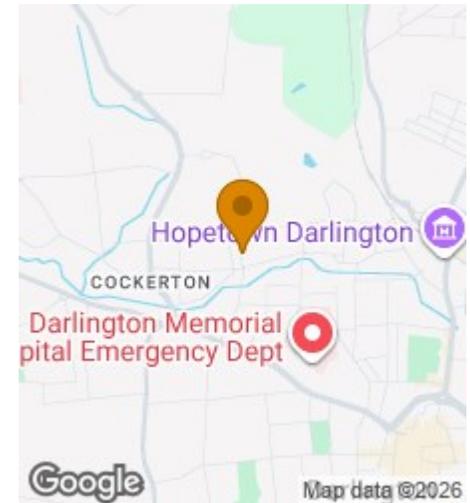


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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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