





THE STABLES is an attractive two bedroom barn conversion offering a rare blend of central convenience and tucked away privacy, set within a leafy, tree lined private community location in the heart of Darlington. Just a short walk from Cockerton shops and Darlington Memorial Hospital, it is perfectly placed for tenants wanting easy access to everyday amenities while enjoying a calm and secluded setting.

Developed around 20 years ago to modern standards, the property provides well planned accommodation with a light, contemporary feel throughout. The layout is centred around an open plan living space, creating a sociable and versatile environment that works equally well for relaxing, entertaining, or working from home.

There are two good sized bedrooms, making the property ideal for a couple, sharers, or a single occupant wanting extra space. The barn conversion style gives the home a sense of character, while the more modern open plan style ensures practical, comfortable living suited to today's lifestyle.

Externally, the property enjoys the added benefit of two private parking spaces directly outside. The setting is one of the home's standout features, private and peaceful, yet within easy reach of the town centre and excellent transport links, making it especially appealing for commuters.



#### LOCATION

The property is situated in a great position in Darlington, within easy walking distance of Cockerton's shops, cafés and everyday amenities, as well as Darlington Memorial Hospital.



This is an excellent location for those needing to commute, with convenient access to the town centre, road links and wider transport connections, while still offering a more private residential setting. The development itself is tucked away within a tree-lined community, giving it a peaceful feel that is unusual for such a central position.

#### IMPORTANT INFORMATION

Postcode: DL3 9LT

Style of property: Two bedroom open plan barn conversion

Council tax band: D

EPC Rating: E 54

Heating type: Gas

Glazing: Double Glazing

Parking: Two private parking spaces directly outside the property

Appliances included: Oven / Hob

Term: Available For Long Term Occupation

Available: Immediately

What3words: ///lasted.intent.snack

WHAT YOU NEED TO KNOW BEFORE ENQUIRING IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £27,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£207.00) and provide some personal and financial information (3 months bank statements) in order for us to commence



with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £1,038.00 This will be refunded at the end of the tenancy subject to terms and conditions.



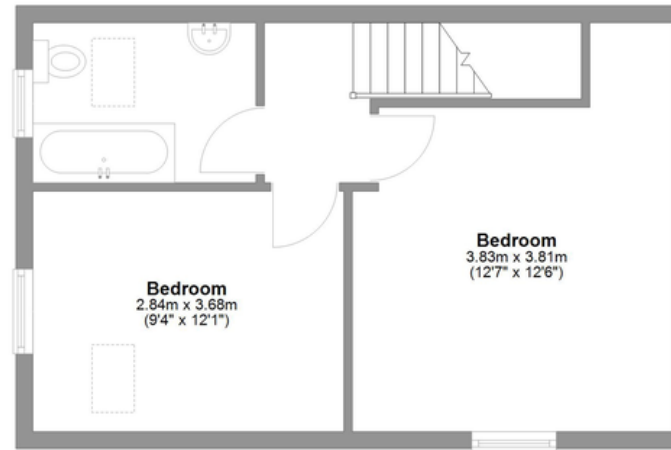
# Greystones Drive Darlington

Total area: approx. 73.2 sq. metres (788.1 sq. feet)



**Ground Floor**

Approx. 36.7 sq. metres (394.6 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (394.6 sq. feet)

## LOVE PROPERTY

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 Love Property by Vue3sixty Ltd

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