Burnet Drive, DL1 1HQ
2 Bed - House - Terraced
£725 Per Month

Council Tax Band: A
EPC Rating: B
Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Burnet Drive, DL1 1HQ

*** BRAND NEW PROPERTY ***
FULLY MODERNISED THROUGHOUT

TWO BEDROOM MID-LINK PROPERTY located within the Central Park development. It can be found within a 10 minute walk from the Town Centre and is within close proximity to shops, amenities and schooling. The home benefits from being full modernised through out, off street parking, gas central heating with a newly installed Combi boiler and double glazing.

GROUND FLOOR
Entrance vestibule with stairs to first floor, ground floor cloakroom w.c, kitchen comprising a range of modern wall and base units including integrated electric oven and hob with overhead extractor fan and ample space for a table and chairs. Lounge to the rear with under stairs cupboard and French doors leading to the rear garden.

FIRST FLOOR
Two good sized bedrooms, family bathroom comprising pedestal wash hand basin, low level w.c, panelled bath with overhead shower and part tiled walls.

EXTERNALLY
Driveway providing parking for one vehicle, spacious garden to rear with shed.

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

UNFURNISHED, NO SMOKERS
REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa
RENT £725 PCM
BOND £836
(Application is subject to a Holding Fee - please refer to our website for further details)

ENTRANCE HALL

CLOAKROOM/W.C.

KITCHEN
7'4 xx11'6 (2.24m xx3.51m)

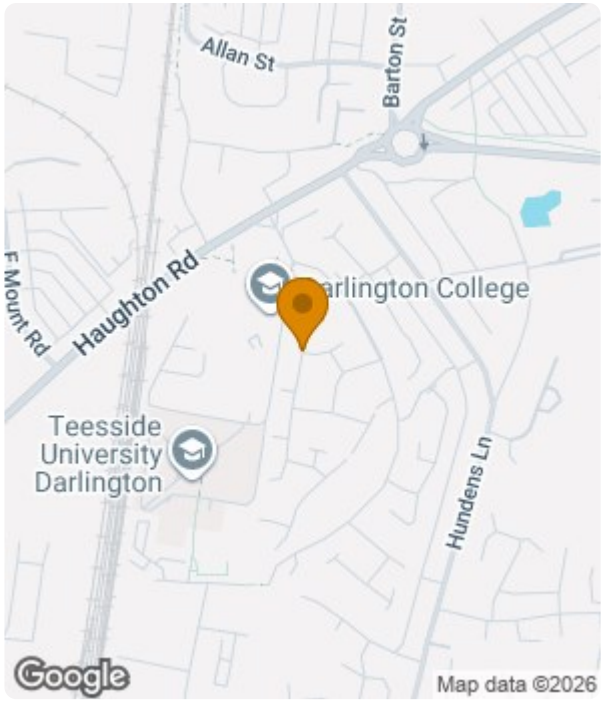
LOUNGE
14'6 x 10'5 (4.42m x 3.18m)

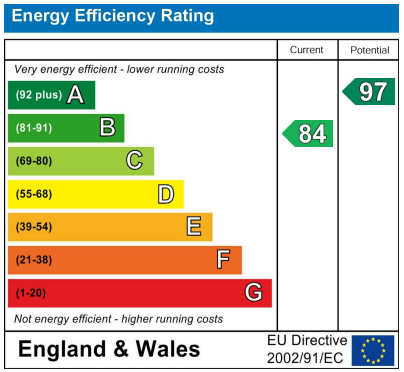
FIRST FLOOR LANDING

BEDROOM ONE
14'6 x 8'9 (4.42m x 2.67m)

BEDROOM TWO
14'6 x 7'6 (4.42m x 2.29m)

BATHROOM/W.C.
5'4 x 7'4 (1.63m x 2.24m)





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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