Abbotsfield Way

Darlington DL3 0GB

£1,100 Per Calendar Month

Venture PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Abbotsfield Way

Darlington DL3 0GB

- 4 bedroom semi-detached
- Garage with utility area
- Brand new carpets throughout
- Extended
- Off-street parking
- Recently decorated throughout
- Garden room
- Gardens front & rear
- Close to amenities

An extremely rare opportunity to rent this immaculately presented, extended, 4 bedroom, semi-detached property in the sought after High Grange area of Darlington, close to amenities and with easy access to the A1(M) North & South.

The property has just been re-carpeted and decorated throughout and is ready for new tenants to make this lovely property their home.

As well as dining area off the kitchen, the property also has a spacious garden room to the rear, large garage with power and handy utility area, en-suite shower room off the main bedroom and stunning kitchen and bathroom.

There is also gardens to the front & rear, as well as off-street parking.

Early viewing is highly recommended.

Entrance Hallway

Lounge
13'7" x 12'1" (4.151 x 3.689)

Dining Area
9'2" x 6'11" (2.8 x 2.123)

Kitchen
9'6" x 7'8" (2.903 x 2.360)

Garden Room
11'4" x 7'11" (3.468 x 2.417)

Garage/Utility
15'7" x 7'6" (4.759 x 2.303)

First Floor

Bedroom 1
12'0" x 7'3" (3.665 x 2.227)

En-suite
7'3" x 2'10" (2.227 x 0.889)

Bedroom 2
11'3" x 8'4" (3.441 x 2.561)

Bedroom 3
9'11" x 8'1" (3.047 x 2.480)

Bedroom 4
7'7" x 6'3" (2.325 x 1.922)

Bathroom

Externally

Council Tax
Band C

Holding Deposit
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

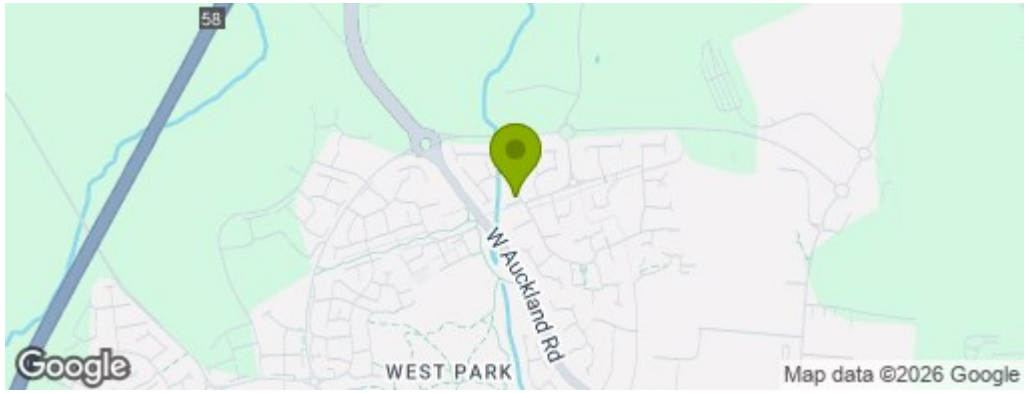
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Deposit (bond)
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
enquiries@venturepropertiesuk.com