



Swain Court, Middleton St. George, DL2 1DQ
2 Bed - Apartment
£775 Per Calendar Month

Council Tax Band: B
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Swain Court, Middleton St. George, DL2 1DQ

**** SPACIOUS GROUND FLOOR APARTMENT ****

**** ALLOCATED PARKING SPACE ****

**** GOOD TRANSPORT LINKS ****

We have pleasure in bringing this two bedroom GROUND FLOOR apartment to the market. Located in the ever popular village of Middleton St. George which lies within easy reach of the A1(M) and A66, Durham Tees Valley Airport is only a two minute short drive away. Additionally Darlington town centre can be reach within a 10 minute drive with Yarm also being close by.

The apartment benefits from gas central heating and uPVC double glazing.

In brief the accommodation comprises of a spacious hallway benefitting from two large cupboards allowing ample storage space. The good sized kitchen/diner features a range of wall and base units. There are integrated appliances including an electric oven, gas hob, extractor and fridge freezer, also space for a washing machine and a dining table and chairs. The well proportioned lounge features a large bay window allowing the room to be flooded with natural light. There are two good sized bedrooms, the master having built in wardrobes. The well appointed shower room comprises of a shower cubicle, wash hand basin and w.c.

Externally the property benefits from a shared lawned area to the front and rear aspects. The front features borders with well established shrubs and an allocated parking bay. Additionally there is also allocated parking for visitors.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £23,250pa; Guarantor, if required £27,900pa

RENT £775 PCM

BOND £894

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

Entrance Hall

Living Room

Kitchen / Diner

Bedroom 1

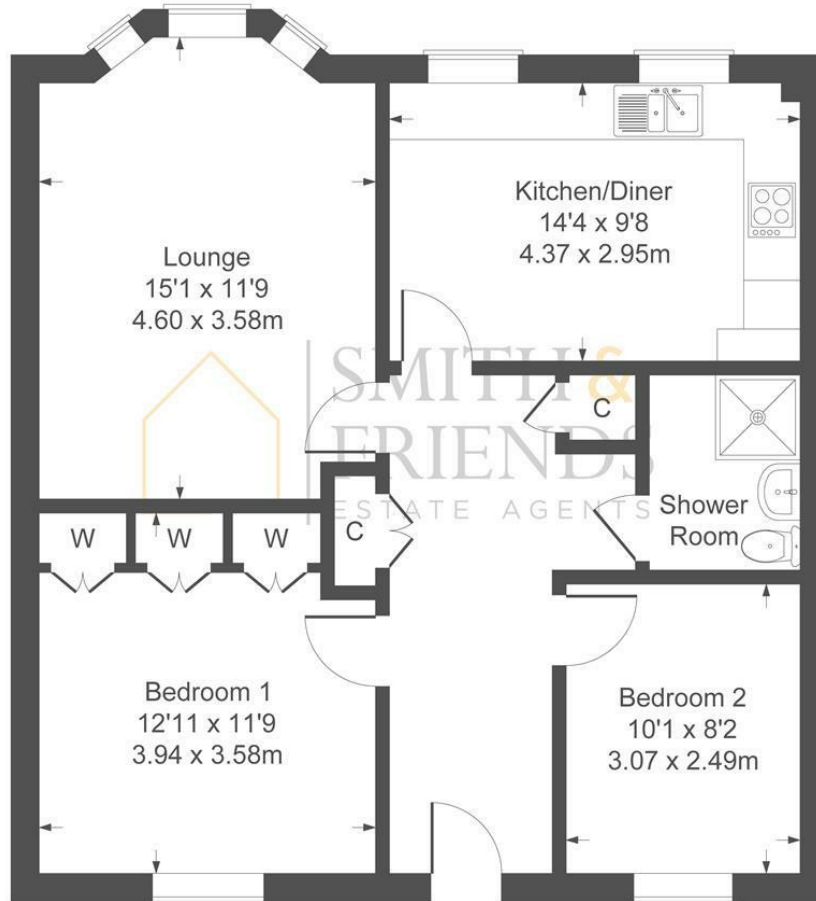
Bedroom 2

Bathroom

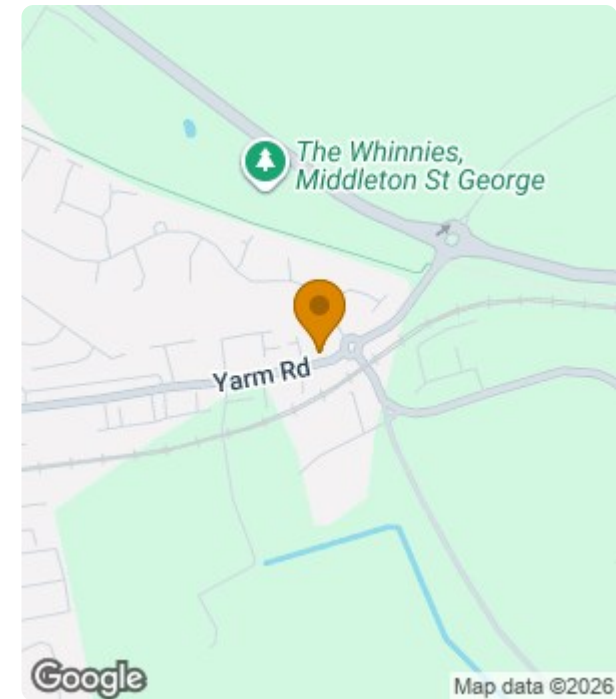


Swain Court

Approximate Gross Internal Area
737 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

