



**** COMPETITIVELY PRICED ****
**** SPACIOUS FIRST FLOOR APARTMENT ****
**** EASY REACH TO THE A1 AND A66 ** ** TWO DOUBLE BEDROOMS ****

We anticipate demand to be high for this well priced two bedroom first floor apartment, featuring a large reception room and open plant kitchen/diner perfect to maximise on family time. There is uPVC double glazed windows and gas central heating.

Please Note: Council tax band A. NO SMOKERS, NO PETS. PART FURNISHED.

Please Note: Non smokers, No pets
 EPC rating TBC
 BOND £634.00

REQUIRED EARNINGS: Tenant - £16,500 p.a. Guarantor (if required) £19,800 p.a.
 (Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

North Road, Darlington, DL1 3BN
2 Bed - Apartment - Above Shop
£550 Per Calendar Month
EPC Rating:
Council Tax Band: A
Tenure:



**SMITH &
 FRIENDS**
 ESTATE AGENTS

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In brief, the accommodation comprise entrance hall to the ground floor with access to an enclosed yard. Stairs to the first floor accommodation, which consists of a light and airy landing/hallway, generous lounge with fireplace, dining room currently used as a sitting room with open aspect to the Kitchen providing range of units with laminate work surfaces incorporating a stainless steel sink unit and cupboard housing the boiler. Two double bedrooms, the master of particular size enjoying built-in wardrobes. Bathroom comprise panel bath, separate cubicle, basin and W/C.

Items in the apartment include 2 x two seater sofas in the lounge, corner cabinet in the dining/sitting room. Cooker, washing machine and fridge available in the kitchen, and double bed with mattress in the second bedroom.

ENTRANCE HALLWAY

STAIRCASE TO FIRST FLOOR

HALLWAY

LOUNGE

14'1" x 13'6" (4.31 x 4.12)

DINING AREA

11'7" x 13'6" (3.54 x 4.13)

KITCHEN

8'6" max (narrows to 7'4" x 13'11" (2.60 max (narrows to 2.25 x 4.25)

BEDROOM

14'1" x 14'1" (4.31 x 4.30)

BEDROOM

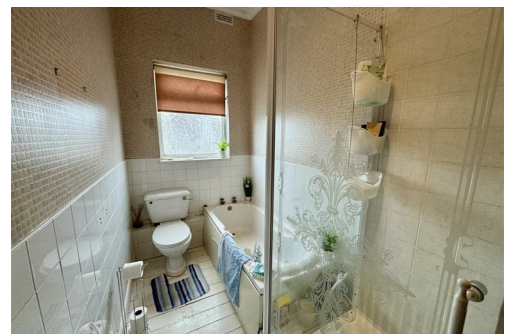
7'4" x 9'9" (2.26 x 2.99)

BATHROOM/W.C

5'0" x 13'11" (1.54 x 4.25)

REAR YARD

FRONT EXTERNAL




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www.smith-and-friends.co.uk

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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

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