



**\*\* POPULAR HAUGHTON GRANGE DEVELOPMENT \*\* \*\* EASY REACH TO THE A1(M) & A66 \*\***  
**\*\* CORNER PLOT \*\* \*\* CONSERVATORY EXTENSION \*\***

Nicely appointed two bedroom detached bungalow in this popular part of Darlington, which lies within easy reach of local shops, amenities and the town centre.

We anticipate demand to be high with early viewings recommended at your earliest opportunity. Generous driveway for off street parking, leading to a garage with electrical door. uPVC Double Glazing excluding conservatory which is wooden double glazed and gas central heating via a Combi boiler. There is spacious, yet manageable accommodation, enjoying a private rear garden.

REQUIRED EARNINGS - Tenant Income £25,500.00 and Guarantor Income £30,600.00 ( if required )  
BOND: £980

Please Note: Pets considered  
Council tax band C EPC rating TBC

(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).

**Norwich Grove, Darlington, DL1 2SF**

**2 Bed - Bungalow**

**£850 Per Calendar Month**

**EPC Rating:**

**Council Tax Band: C**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Norwich Grove, Darlington, DL1 2SF



In brief, the accommodation comprise entrance hall, generous lounge, with bow style window to the front elevation, allowing natural light and feature fireplace.

Separate dining room ideal for entertaining with sliding patio door to the conservatory extension overlooking the garden. L-shaped kitchen providing a range of units and electric cooker with extractor. Small inner hallway and two bedrooms, a good size master with fitted wardrobes and a second single bedroom.

To complete the internal accommodation is a wet room with shower area, basin and W/C.

## EXTERNAL

Lovely site with gated access to a paved driveway allowing parking for multiple vehicles leading to the garage for further secure parking or storage with electric up and over door, lighting, power and houses the Combi boiler. Side access to the rear manageable garden which is laid to lawn along with a patio area.

## ENTRANCE HALLWAY

## LOUNGE

9'8" x 21'2" (2.96 x 6.46)

## SEPARATE DINING ROOM

9'8" x 14'8" (2.97 x 4.48)

## CONVERSATORY

## KITCHEN

12'1" x 9'7" ( max ) ( 3.70 x 2.94 ( max ) )

## INNER HALLWAY

## BEDROOM

9'8" x 15'8" (2.96 x 4.80)

## BEDROOM

6'0" x 9'8" (1.84 x 2.96)

## WET ROOM/W.C

## FRONT EXTERNAL

## REAR GARDEN

## GARAGE




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[www.smith-and-friends.co.uk](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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