



**** SPACIOUS MID TERRACE *** TWO RECEPTION *** TWO DOUBLE BEDROOMS ***RECENTLY REDORATED THROUGHOUT****

We anticipate high demand on this spacious two bed property located in the ever popular Denes area of Darlington. This property benefits from uPVC double glazing and gas central heating. Local amenities, schooling and good transport links to the A1(M) and A66 are all within easy reach.

REQUIRED EARNINGS - Tenant Income £16,500.00 and Guarantor Income £19,800.00 (if required)
BOND: £634

Please Note: NO SMOKERS & NO PETS
Council tax band A EPC rating D

(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).

Mildred Street, Darlington, DL3 6NG

2 Bedroom - House - Mid Terrace

£550 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Mildred Street, Darlington, DL3 6NG



In Brief the property comprises of an entrance hall, open plan lounge/diner, kitchen comprising with a range of units, integrated electric hob, oven and extractor and free standing fridge and washing machine.

To the first floor there are two double bedrooms and a bathroom comprising of a bath with overhead shower, wash hand basin and w.c.

To the rear there is a good sized courtyard.

BEDROOM
9'8" x 11'11" (2.97 x 3.64)

REAR YARD

FRONT EXTERNAL

HALL

LOUNGE
12'4" x 11'10" (3.78 x 3.63)

DINING ROOM
12'5" x 11'10" (3.80 x 3.62)

KITCHEN
14'6" x 7'3" (4.42 x 2.22)

LANDING

BEDROOM
9'6" x 11'10" (2.90 x 3.62)

BATHROOM
11'8" x 6'0" (3.57 x 1.84)

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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