







\*\* 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  $\pounds 50.00$  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** 



## 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.

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)

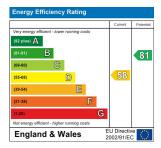
**LANDING** 

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

BATHROOM 11'8" x 6'0" (3.57 x 1.84) BEDROOM 9'8" x 11'11" (2.97 x 3.64)

REAR YARD

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.



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