

**\*\* SPACIOUS MID TERRACE \*\* \*\* TWO RECEPTION \*\* \*\* TWO DOUBLE BEDROOMS \*\***

The spacious, yet manageable accommodation has been well cared for. The kitchen and bathroom facilities are in good order and there is a useful ground floor utility/store.

#### GROUND FLOOR

An entrance vestibule leading to a light and airy hallway with stairs to the first floor. A lounge located to the front with a feature fireplace and excellent sized dining room with open aspect to the kitchen, ideal for entertaining family and friends. The dining room also has access to the rear yard along with a useful under stairs storage cupboard. The kitchen is considered a good size providing a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with spring neck mixer tap, cooker point and access to a useful utility/store which houses the Baxi 800 combi boiler.

Council tax band A and EPC rating D

REQUIRED EARNINGS - TENANTS: £19,500 pa GUARANTOR, if required £23,400 pa  
BOND: £750.00

(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).

**Easson Road, Darlington, DL3 6BA**

**2 Bed - House - Mid Terrace**

**£650 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Easson Road, Darlington, DL3 6BA



## FIRST FLOOR

A landing opens to two double bedrooms, the second also a double features a built-in wardrobe and there is a modern bathroom with white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

## EXTERNALLY

There is an enclosed yard to the rear.

## ENTRANCE VESTIBULE

## HALLWAY

## LOUNGE

10'6x11'3 (3.20mx3.43m)

## DINING ROOM

14'6x11' (4.42mx3.35m)

## KITCHEN

6'8x14' (2.03mx4.27m)

## UTILITY/STORE

12'6x6'4 (3.81mx1.93m)

## FIRST FLOOR LANDING

## BEDROOM

14'6x11'3 (4.42mx3.43m)

## BEDROOM

9'1x10'8 (2.77mx3.25m)

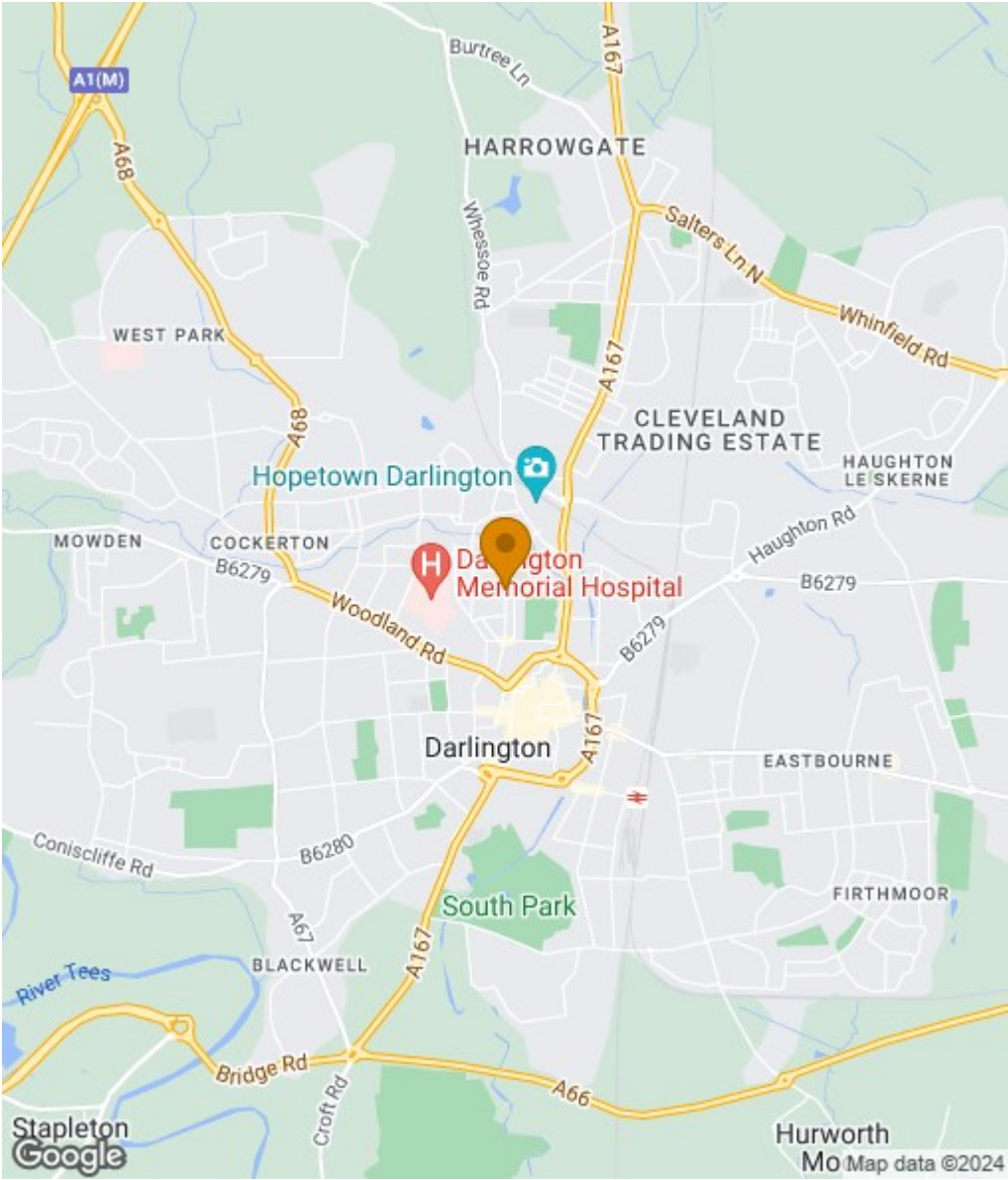
## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR YARD



Easson Road, Darlington, DL3 6BA



# Easson Road, Darlington, DL3 6BA

## Easson Road

Approximate Gross Internal Area  
938 sq ft - 87 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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