



****RECENTLY REDECORATED** ** GARAGE TO THE REAR ** ** REAR COURTYARD ** ** GAS CENTRAL HEATING ** ** TWO DOUBLE BEDROOMS ** ** KITCHEN/DINER
** ** CLOSE TO LOCAL AMENITIES****

We bring to the market this spacious two bedroom end terrace property located in this popular part of Darlington just off north Road which lies within easy reach of local shops, amenities and schooling. The town centre is within walking distance, and only a short drive is required to the A1(M) & A66.

Majority of the windows double glazed, there is gas central heating via a Worcester Combi boiler and there is a larger than average garage to the rear, ideal for secure parking or storage.

Council tax Band A EPC Band D

Please note: NO SMOKERS NO PETS, Bond £634.00

Required earnings: tenant £15,000 per annum, guarantor £18,000 per annum (if required).

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Lansdowne Street, Darlington, DL3 0NJ

2 Bed - House - End Terrace

£550 Per Calendar Month

EPC Rating: E

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Lansdowne Street, Darlington, DL3 0NJ



GROUND FLOOR

Good size, yet cosy lounge to the front, leading to a light and airy kitchen/diner, ideal for entertaining providing a range of wall and base units with laminate work surfaces, incorporating a sink unit, gas hob, single oven and plumbing for a washing machine. There is a wall mounted Combi boiler providing gas central heating and domestic hot water. Through the kitchen is an enclosed courtyard leading to the garage.

FIRST FLOOR

Landing opening to a well-equipped bathroom with white suite comprise panelled bath with shower attachment, vanity wash hand basin and W/C. Two double bedrooms, the master of particular size, the second bedroom with a built-in wardrobe.

EXTERNALLY

Includes courtyard to rear and larger than average garage, accessible from the alley. It features lighting and power, perfect for a mechanical or DIY enthusiast.

LOUNGE

11'5" x 11'4" (3.50 x 3.46)

KITCHEN

11'11" x 11'4" (3.63m x 3.45m)

FIRST FLOOR LANDING

BEDROOM

11'6" x 11'2" (3.51m x 3.40m)

BATHROOM/W.C

BEDROOM

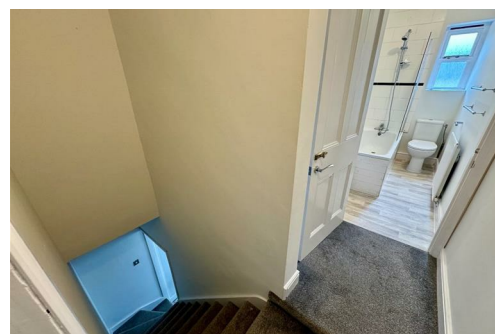
7'5" x 11'4" (2.26m x 3.45m)

FRONT EXTERNAL

REAR YARD

GARAGE

15'2" x 12' (4.62m x 3.66m)





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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		90
(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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