



We bring to the market this ONE BEDROOM FIRST FLOOR APARTMENT located within walking distance of the Darlington Town Centre.

The apartment is generously sized and benefits from gas central heating and double glazing.

The accommodation comprises in brief: Entrance hallway with staircase to first floor, hallway, lounge with archway through to the kitchen, one bedroom, shower room and separate w.c. Rear yard for bin access only.

Please Note: Council tax band A. NO SMOKERS, NO PETS.

Please Note:  
EPC rating D  
BOND £519.00

REQUIRED EARNINGS: Tenant - £13,500 p.a. Guarantor (if required) £16,200 p.a.

(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).

**Eskdale Street, Darlington, DL3 7DG**

**1 Bed - Flat**

**£450 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Eskdale Street, Darlington, DL3 7DG**



**ENTRANCE**

**FIRST FLOOR HALLWAY**

**LOUNGE**

**10'11" x 11'8" (3.35m x 3.56m)**

**KITCHEN**

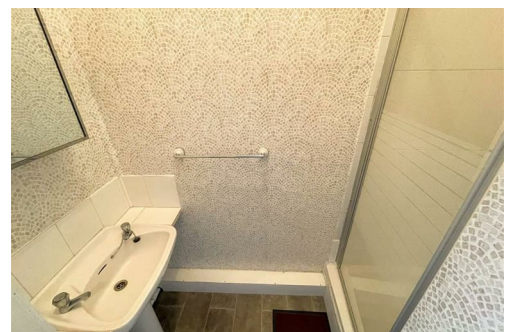
**6'3" x 8'7" (1.91m x 2.62m)**

**BEDROOM**

**10'9" x 11'6" (3.28m x 3.53m)**

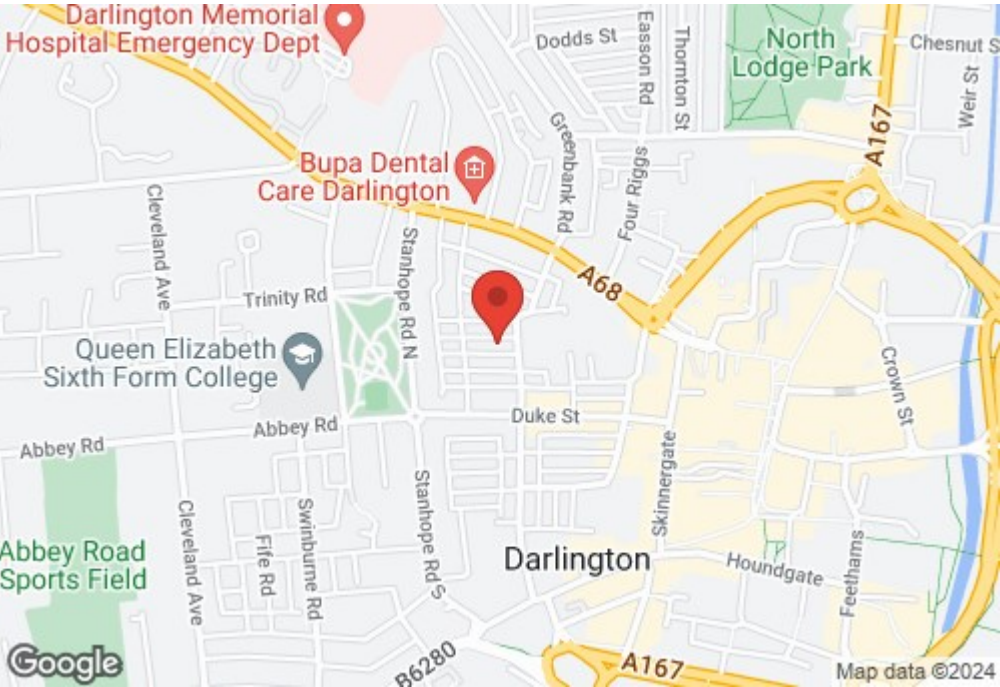
**SHOWER ROOM**

**SEPARATE W/C**



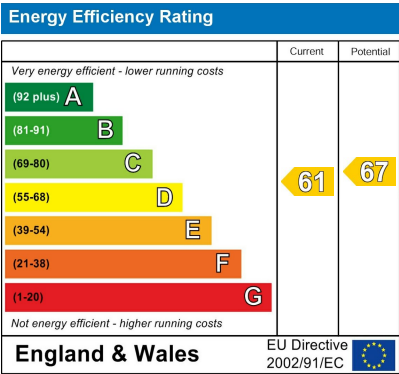


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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