



Smith & Friends brings to the market this two bedroom ground floor flat. Situated off of Westmoreland street, close to shops, amenities and schooling, also a direct link to North Road which is a 5 minute drive into Darlington Town Centre . The home benefits from personal access to the vibrant community gardens, full double glazing and a secure intercom entry system.

In brief, the accommodation comprises of an entrance hallway, lounge with patio doors leading to the community gardens and also provides ample space for a table and chairs. Kitchen with a range of wall and base units. Two good-sized bedrooms and bathroom comprising three piece suite including panelled bath, wash hand basin and low level W/C. Externally, shared gardens and allocated parking space.

UNFURNISHED/NO SMOKERS/NO PETS - EPC Band D

REQUIRED EARNINGS: Tenants £19,200pa; Guarantor, if required £23,040pa

BOND £721

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

**Marske Grove, Darlington, DL3 0FD**

**2 Bedroom - Apartment**

**£595**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



# Marske Grove, Darlington, DL3 0FD



Communal Area

Entrance Hall

Lounge / Dining Room  
13'6" x 17'5" (4.13m x 5.33m)

Kitchen  
7'11" x 7'2" (2.43m x 2.20m)

Bathroom

Bedroom  
9'11" x 10'11" (3.03m x 3.33m)

Bedroom  
9'11" x 6'5" (3.03m x 1.96m)

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			
(69-80) C			
(55-68) D		55	65
(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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