



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this two bedroom end terraced property located in this popular part of Darlington just off North Road. It lies within easy reach of local shops, amenities, Morrisons supermarket and the town centre. There are also good links to the A1(M) and A66.

The property briefly consists of; an entrance vestibule, lounge with a feature fireplace and useful under stairs storage cupboard. The kitchen/diner has a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit, cooker point, plumbing for an automatic washing machine and wall mounted gas boiler. The first floor provides an landing which opens to two bedrooms and a bathroom with white suite comprising of panelled bath, wash hand basin and w.c.

Externally the property has a good sized yard to the rear and on street parking to the front of the property.

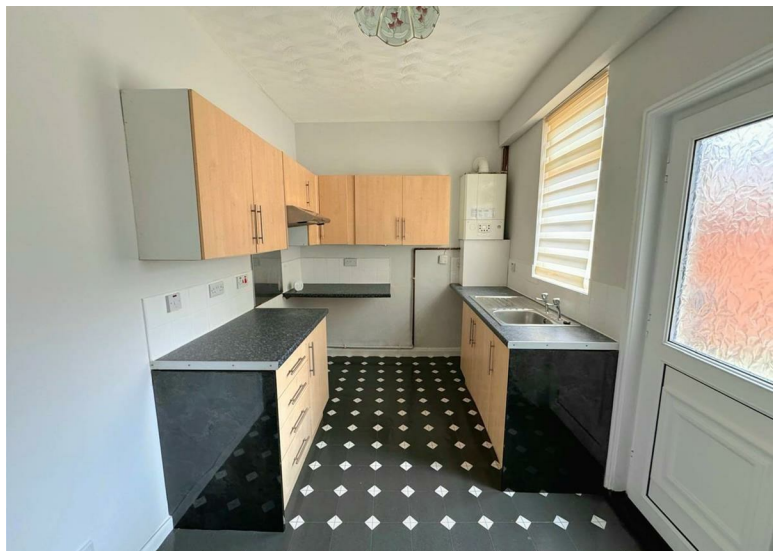
(Application is subject to a Holding Fee - please refer to our website for further details)
 UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS - TENANTS: £15,750 pa; GUARANTORS: if required £18,900 pa
 BOND: £605

Zetland Street, Darlington, DL3 0NF
2 Bedroom - House - End Terrace
£525 Per Calendar Month
EPC Rating: E
TENURE:
COUNCIL TAX BAND: A



Zetland Street, Darlington, DL3 0NF



GROUND FLOOR

Entrance Porch

Lounge
16'0" x 11'5" (4.9m x 3.48m)

Mid-Hallway

Kitchen/Diner
13'6" x 7'6" (4.14m x 2.31m)

Storage Cupboard

FIRST FLOOR

Landing

Bedroom 1
13'6" x 8'0" (4.14m x 2.44m)

Bedroom 2
7'10" x 7'1" (2.41m x 2.16m)

Family Bathroom

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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 42 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

