



**** SPACIOUS FAMILY HOME ** * CONSERVATORY * * * GARAGE **
** SOUGHT AFTER LOCATION * * * * GOOD TRANSPORT LINKS ****

An ideal opportunity to rent this spacious family sized home situated in the ever popular High Grange area of Darlington. The property which benefits from having UPVC double glazing and gas central heating lies close to local amenities including shops, supermarkets, schooling and Cockerton village.

Good transport links to the A1(M) and A66 are also within easy reach.

In brief the property comprises of a spacious lounge/diner, generous kitchen with integrated appliances including electric oven, gas hob and extractor, ground floor cloakroom, conservatory, four good sized bedrooms with en-suite to master bedroom and family bathroom.

Externally the is a driveway leading to an integral garage. The rear lawned garden benefits from a storage shed also features a decked making it a great space to relax.

Please Note: UNFURNISHED/NO SMOKERS/PETS CONSIDERED
REQUIRED EARNINGS: Tenants £28,500 pa; Guarantor, if required £34,200 pa
BOND £1096
(Application is subject to a Holding Fee - please refer to our website for further details)

Amberley Grove, Darlington, DL3 0GG

4 Bed - House - Detached

£950 Per Month

EPC Rating:

Council Tax Band: D

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Amberley Grove, Darlington, DL3 0GG



Entrance Hall

Rear Lobby

Cloakroom/w.c.

5'5" x 4'10" (1.67m x 1.49m)

Lounge/Diner

11'2" x 24'1" (3.41m x 7.36m)

Conservatory

20'11" x 8'6" (6.40m x 2.60m)

Kitchen

14'0" x 9'4" (4.29m x 2.87m)

First Floor Landing

Bedroom

14'2" x 8'9" (4.32m x 2.68m)

En-Suite

Bedroom

14'9" x 8'5" (4.52m x 2.59m)

Bedroom

7'8" x 9'0" (2.35m x 2.76m)

Bedroom

8'10" x 7'6" (2.71m x 2.31m)

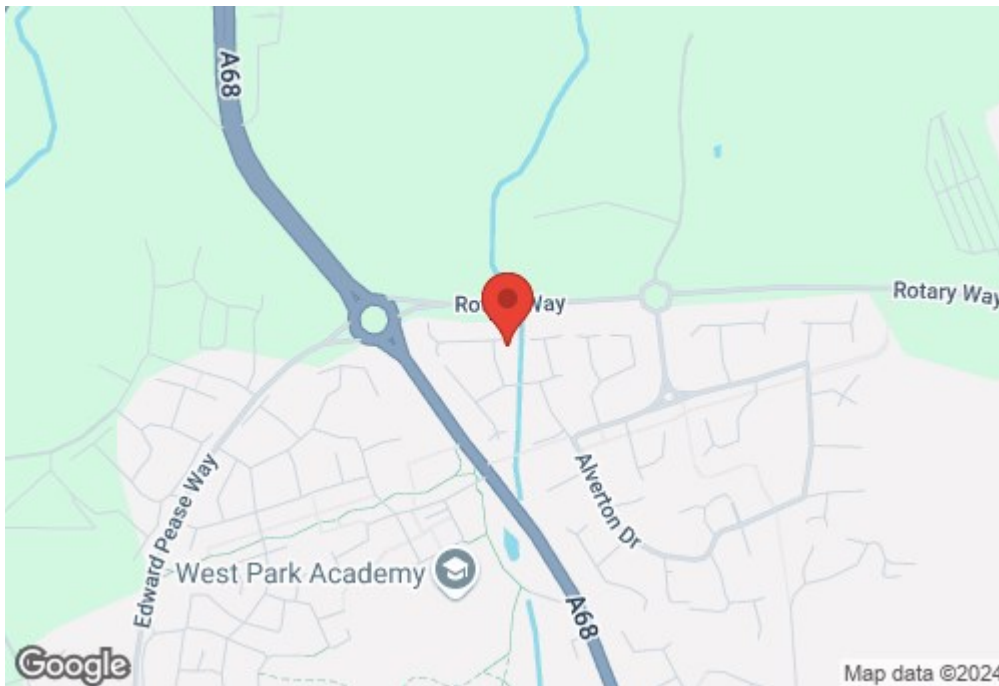
Bathroom/w.c.

Front External

Garden



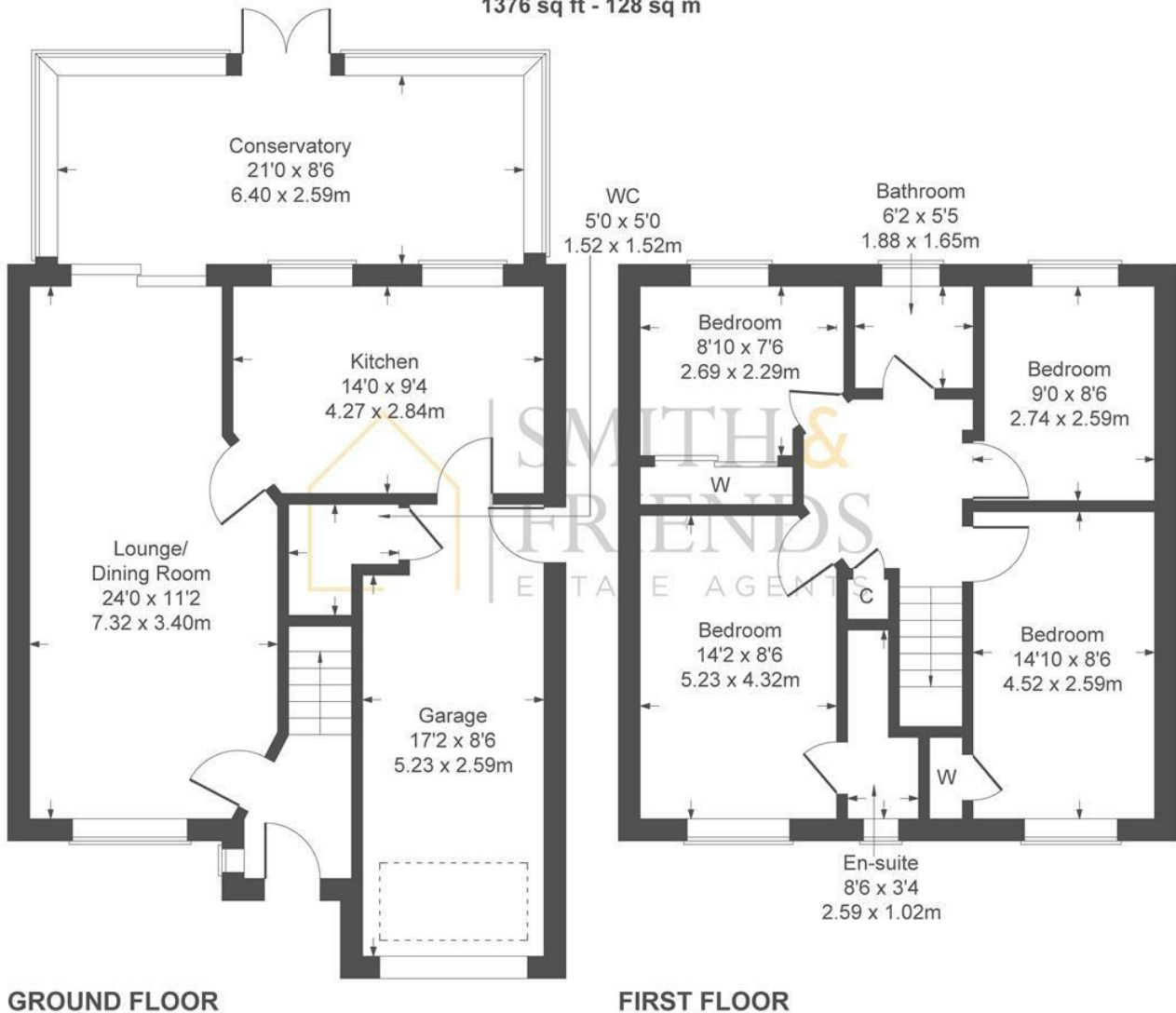
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Amberley Grove

Approximate Gross Internal Area
1376 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			
(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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