



**** TWO RECEPTION ROOMS ** LARGE REAR GARDEN ** GARAGE ****
**** POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES ** GOOD TRANSPORT LINKS ****

An ideal opportunity to acquire a spacious two bed home situated in the ever popular Harrogate Hill area of Darlington. The property which benefits from having uPVC double glazing, GCH and has undergone a recent refurbishment to include a redecoration programme and newly fitted carpets. The property lies close to shops, supermarkets and good schooling. Good transport links to the A1(M) and A66 are within easy reach.

In brief the accommodation comprises of an entrance hall, lounge, dining room, kitchen, landing, two good sized bedrooms and a bathroom.

Externally there is a small forecourt to the front and a large garden with garage to rear.

Council tax band A.

Please note: NO PETS, NO SMOKERS, Bond £865

Required earnings: tenant £22,500 per annum, guarantor £27,000 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.

Lowson Street, Darlington, DL3 0EY

2 Bed - House - Terraced

£750

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Lowson Street, Darlington, DL3 0EY



Entrance Hall

Lounge
10'10" x 14'0" (3.32m x 4.29m)

Dining Room
11'3" x 9'6" (3.43m x 2.91m)

Kitchen
6'11" x 10'7" (2.12m x 3.25m)

First floor landing

Bedroom
13'1" x 14'1" (4m x 4.31m)

Bedroom
8'3" x 9'6" (2.52m x 2.92m)

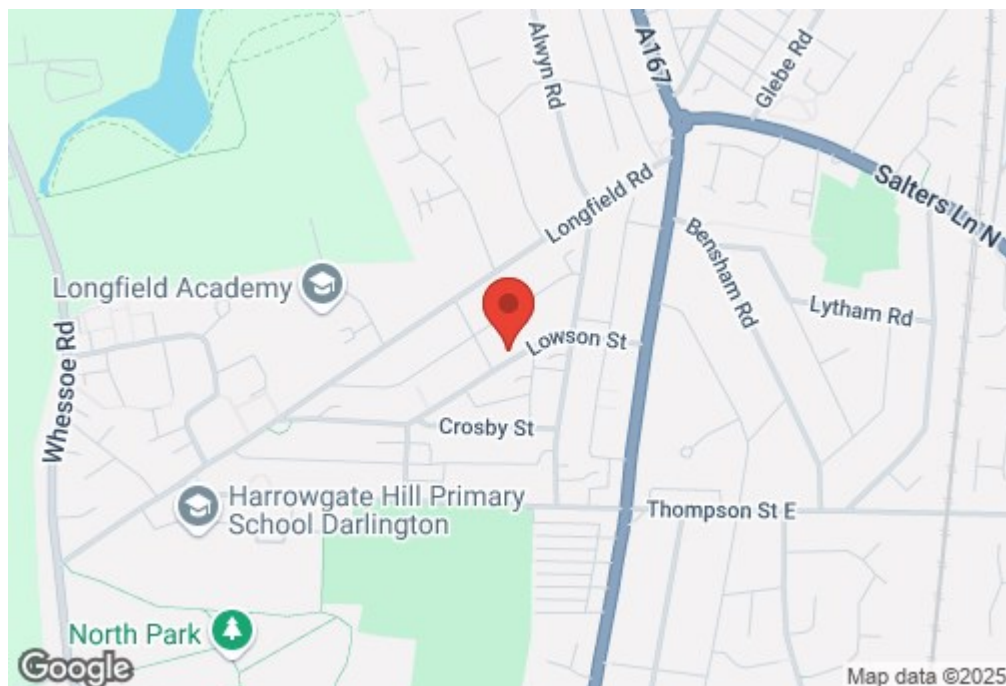
Bathroom/w.c.
6'11" x 6'7" (2.11m x 2.03m)

Garden

Front External



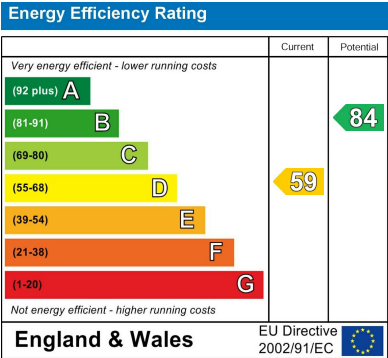
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www.smith-and-friends.co.uk

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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.



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

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

