



**** THREE BEDROOMS** **TWO BATHROOMS** **SPACIOUS ACCOMMODATION****

A superb three bedroom semi detached house in a pleasant cul de sac location in the popular Cockerton area of Darlington. To let on an UNFURNISHED basis.

Spacious family sized accommodation with gas central heating and double glazing. Recently redecorated throughout viewing is highly recommended.

The accommodation briefly comprises: Entrance Hall with tiled flooring, spacious Lounge and separate Dining Room, fitted Kitchen with built in oven, hob, extractor and dishwasher, American style fridge/ freezer and tiled flooring, fitted Utility Room with tiled flooring, Cloakroom/ wc with refitted white suite and tiled flooring, Landing, Bedroom 1 with steps to a fully boarded loft room suitable for a variety of uses and En Suite Shower Room/ wc with refitted white suite and tiled flooring, Bedroom 2, Bedroom 3 and family Bathroom/ wc with refitted white suite.

Externally. Block paved front garden and driveway providing off street parking, integral garage and large, enclosed rear garden with lawn, artificial lawn and two large paved patio areas. The rear garden is not overlooked and has a gate to the public bridleway to the rear with attractive walks on the doorstep.

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)

Amiens Close, Darlington, DL3 0UL

3 Bed - House - Semi-Detached

£950 PCM

EPC Rating: C

Council Tax Band: B

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Amiens Close, Darlington, DL3 0UL



Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Cloakroom WC

First Floor

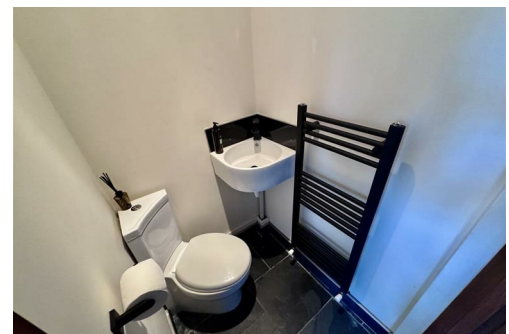
Master Bedroom

En-suite

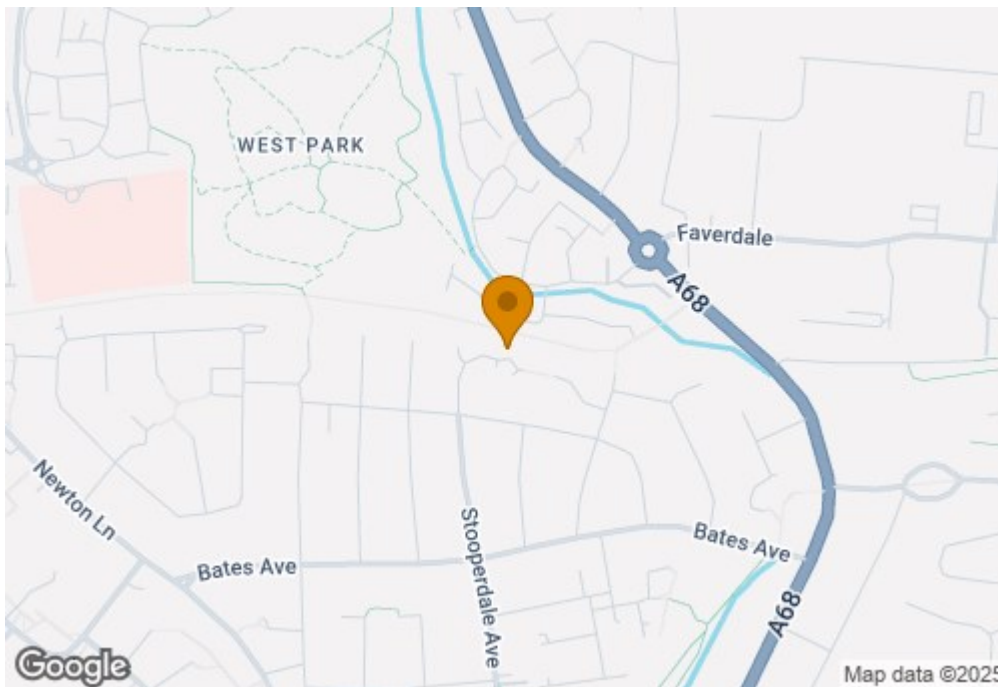
Bedroom

Bedroom

Bathroom

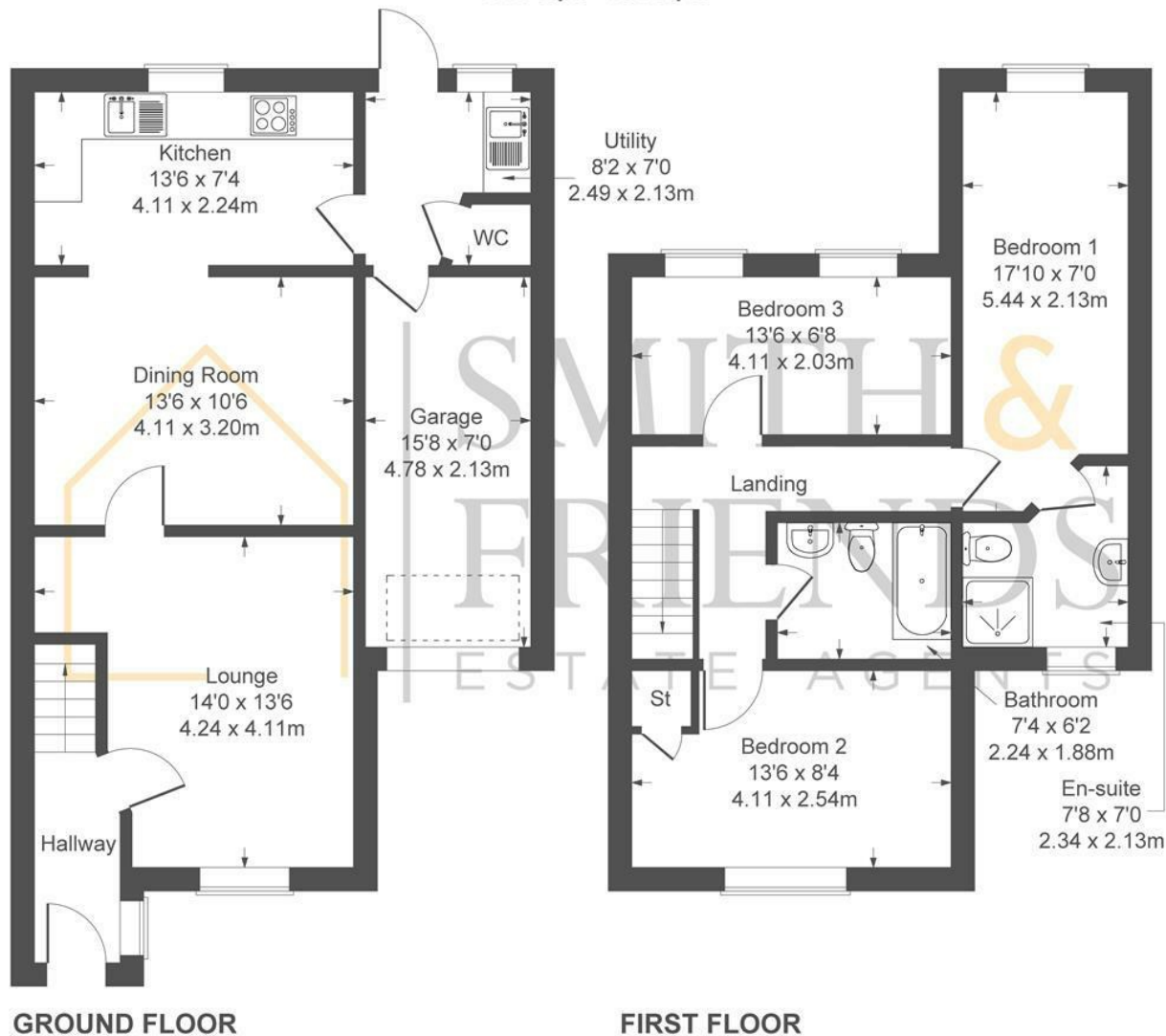


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Amiens Close
Approximate Gross Internal Area
1144 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2025
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		84
(81-91) B		
(69-80) C	71	
(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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