**WELL PRESENTED** ** TWO RECEPTION ROOMS** **LARGE KITCHEN WITH INTERGRAED APPLICANCES** **SPACIOUS BATHROOM** **CLOSE TO LOCAL AMENITIES** **GOOD TRANSPORT LINKS**

Smith and Friends are delighted to bring this spacious two bed property to the market. Situated in the ever popular Cockerton area of Darlington, the property benefits from having UPVC double glazing and gas central heating.
The property lies close to local amenities including shops and schools and is within easy reach of the town centre and transport links to the A1(M), A66 and train station.

Council tax Band A EPC Band D

Please note: NO SMOKERS , Bond £836.00

Required earnings: tenant £21,750 per annum, guarantor £23,925 per annum (if required).

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

**Olympic Street, Darlington, DL3 6DL**
**2 Bedroom - House - Mid Terrace**
**£750 Per Calendar Month**
**EPC Rating: D**
**TENURE:**
**COUNCIL TAX BAND: A**

SMITH & FRIENDS
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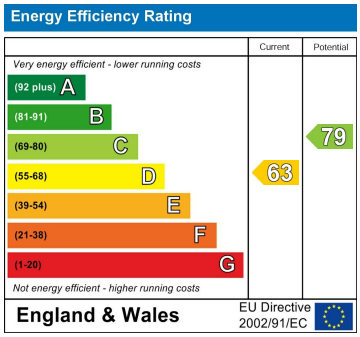
# Olympic Street, Darlington, DL3 6DL




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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