

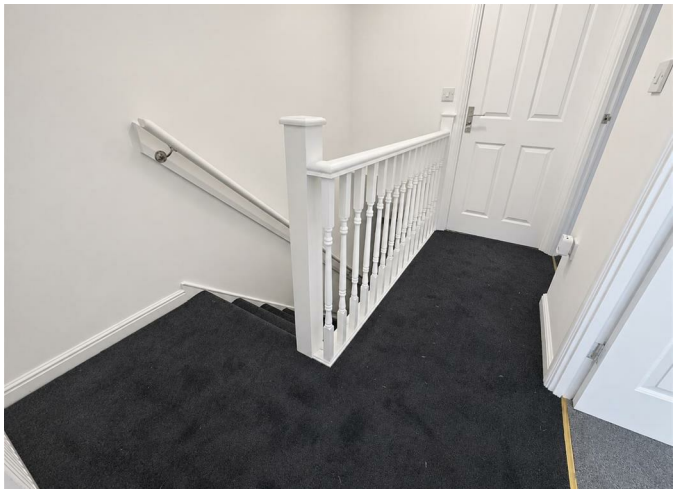
Chestnut Drive, DL1 4RS
3 Bed - House - Semi-Detached
£950 Per Month

Council Tax Band: B
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS








Chestnut Drive, DL1 4RS

*** AVAILABLE IMMEDIATELY ***

On the market, this lovely three bedroom semi-detached house, located within the Firthmoor area of Darlington. Close to local amenities, good schooling and transport links.

The property briefly comprises of; entrance hall, living room, inner hall, with storage cupboard, downstairs wc and kitchen / diner at the rear with 'French' doors to the rear garden.

The first floor provides a landing with two double bedrooms and one single bedroom, including a three piece family bathroom.

Externally, the property has off street parking to the rear with a single driveway and detached single garage, including an enclosed rear garden benefitting from a lawn and patio area.

UNFURNISHED/NO SMOKERS
REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
RENT: £950 PCM
BOND: £1,096
(Application is subject to a Holding Fee - please refer to our website for further details)

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.





GROUND FLOOR

Entrance Hall
2'9" x 6'5" (0.85m x 1.98m)

Living Room
11'6" x 12'9" (3.52m x 3.90m)

Inner Hall
6'0" x 3'2" (1.84m x 0.99m)
Storage Cupboard - 1.84m x 0.99m

Downstairs WC
5'2" x 3'2" (1.58m x 0.98m)

Kitchen / Diner
14'7" x 8'8" (4.45m x 2.66m)

FIRST FLOOR

Landing
5'10" x 8'11" (1.78m x 2.73m)

Bedroom 1
8'6" x 12'6" (2.61m x 3.82m)

Bedroom 2
7'11" x 12'1" (2.43m x 3.70m)

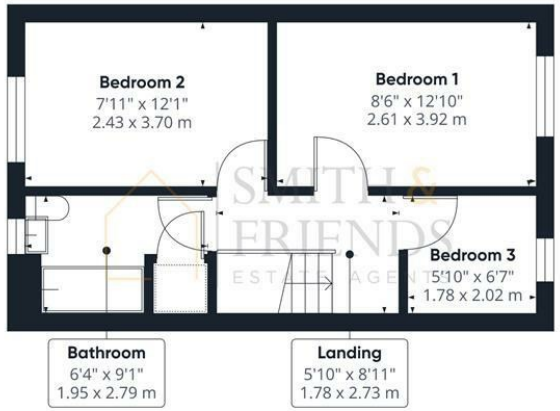
Bedroom 3
5'10" x 6'7" (1.78m x 2.02m)

Family Bathroom
6'4" x 9'1" (1.95m x 2.79m)

SINGLE GARAGE
8'11" x 17'0" (2.72m x 5.19m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

846 ft²
78.7 m²

Reduced headroom

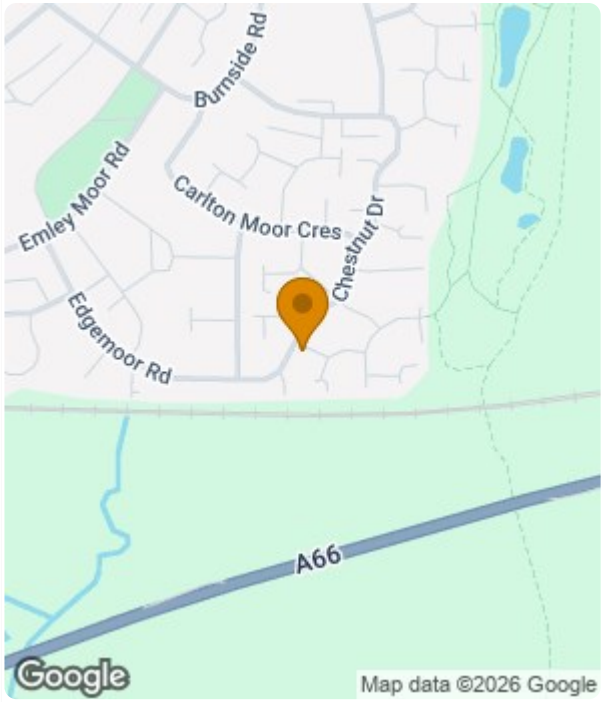
7 ft²
0.6 m²

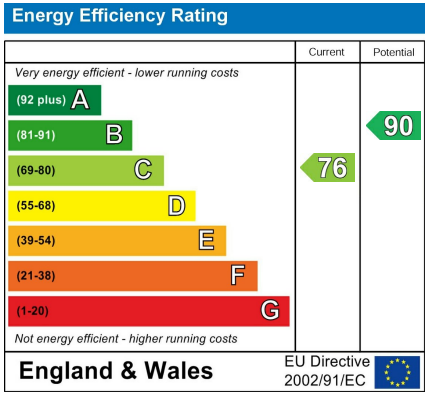
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

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SMITH & FRIENDS ESTATE AGENTS