



**** POPULAR AREA ** * SPACIOUS PROPERTY ** * TWO RECEPTION ROOMS ** * GARDENS FRONT AND REAR ** * DRIVEWAY ****

Well presented three bedroom semi detached property located within the popular Haughton area of Darlington. The spacious property benefits from gas central heating, uPVC double glazing, gardens front and rear and driveway and lies within easy reach of schooling and local amenities and is only a short drive to the town centre. Additionally there are good transport links to the A1, A66 and train station.

GROUND FLOOR

Hallway leading to lounge, dining room, kitchen and stairs to first floor. The spacious lounge is situated to the rear and overlooks the garden. A separate well proportioned dining room which ample space for a large dining table. The well appointed kitchen features a range of wall and base units, integrated appliances including, induction hob and electric oven. Additionally there is space for a fridge freezer and washing machine.

FIRST FLOOR

Light and bright landing area with storage cupboard. Three good sized bedrooms and a family bathroom comprising of bath with overhead electric shower, wash hand basin and wc.

EXTERALLY

Enclosed front garden with gated driveway and side gate to rear. The large rear garden features a lawn, borders, patio area and storage shed.

Please note: no smokers, pets considered. Bond £695. EPC grade D. Council tax band A.
Required earnings: tenant(s) £20,850.00, guarantor £25,020.00 (if required)

Welbeck Avenue, Darlington, DL1 2DQ

3 Bed - House - Semi-Detached

£695 Per Calendar Month

EPC Rating

COUNCIL TAX BAND A

www.robinsonsteesvalley.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Welbeck Avenue, Darlington, DL1 2DQ

ENTRANCE HALLWAY

DINING ROOM

11'9" x 9'6" (3.6 x 2.9)

LOUNGE

15'5" x 11'1" (4.7 x 3.4)

KITCHEN

14'1" x 7'2" (4.3 x 2.2)

FIRST FLOOR

BEDROOM

11'9" x 9'6" (3.6 x 2.9)

BEDROOM

11'9" x 11'1" (3.6 x 3.4)

BEDROOM

11'1" x 7'2" (3.4 x 2.2)

BATHROOM/W.C

6'7 x 7'2 (2.01m x 2.18m)

REAR GARDEN

FRONT ELEVATION



Visit. . . robinsonsteesvalley.co.uk

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

01325 484440

