



**** FABULOUS DETACHED FAMILY HOME **** **** PICTURESQUE VILLAGE LOCATION ****
**** SUBSTANTIAL LIVING ACCOMMODATION **** **** LANDSCAPED REAR GARDEN ****

A rare opportunity has arisen to rent this truly impressive quality detached residence which has been extended and significantly improved by the present owners to an extremely high standard with little regard for cost.

Located in the highly sought after Middridge village where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the stunning rear garden. Situated at the head of this quiet cul de sac the village green and park are within a few minutes walk as is the local village pub.

There are generous rooms, three double bedrooms, an oversize bathroom with four piece suite, sweeping driveway leading to the DOUBLE GARAGE with Hormann electric door. There is also an alarm system and CCTV. In our opinion the landscaped rear garden will not fail to impress making it a pleasant place to unwind during those warmer months which includes a raised patio area, perfect for that morning coffee or evening relaxation.

PLEASE NOTE: NOT ALL FURNITURE SHOWN ON PHOTOGRAPHS WILL BE LEFT. THE LOFT AND GARDEN SHED ARE NOT INCLUDED FOR USE WITH THE PROPERTY.

Please Note: Council Tax Band E. Freehold basis. EPC Band B
 For a viewing contact SMITH AND FRIENDS - Estate agents Darlington, Early Viewing is Highly Recommended
 REQUIRED EARNINGS - TENANTS: £39,000pa; GUARANTORS: if required £46,800pa
 RENT £1300pcm
 BOND £1500pcm

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

Northside Close, Middridge, DL5 7JS

3 Bedroom - House - Detached

£1,300 Per Calendar Month

EPC Rating: B

TENURE:

COUNCIL TAX BAND: E



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	85
	EU Directive 2002/91/EC	

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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