Amiens Close, DL3 0UL
2 Bed - House - Semi-Detached
£750 Per Month

Council Tax Band: A
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Amiens Close, DL3 0UL

*** AVAILABLE OCTOBER ***
** CUL-DE-SAC LOCATION **
** CLOSE TO LOCAL AMENITIES **

On the market, this two bed semi-detached property located in the popular Cockerton area of Darlington. The property lies within easy reach of local amenities and has good transport link to the A1(M).

The home briefly comprises of, entrance vestibule, spacious living room with open staircase to first floor, kitchen/diner with integrated oven, hob, extractor and space for a dining table, rear porch.

To the first floor there are is a landing with two double bedrooms with the second bedroom benefitting from built in wardrobes, and a family bathroom comprising of a bath with overhead shower, wash hand basin and W/C.

Externally the property benefits from having gardens front and rear and a driveway. The low maintenance gardens are gravelled with gated side access.

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

UNFURNISHED, NO SMOKERS
REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa
RENT £750 PCM
BOND £865
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Porch

Living Room

Kitchen / Diner

Rear Porch

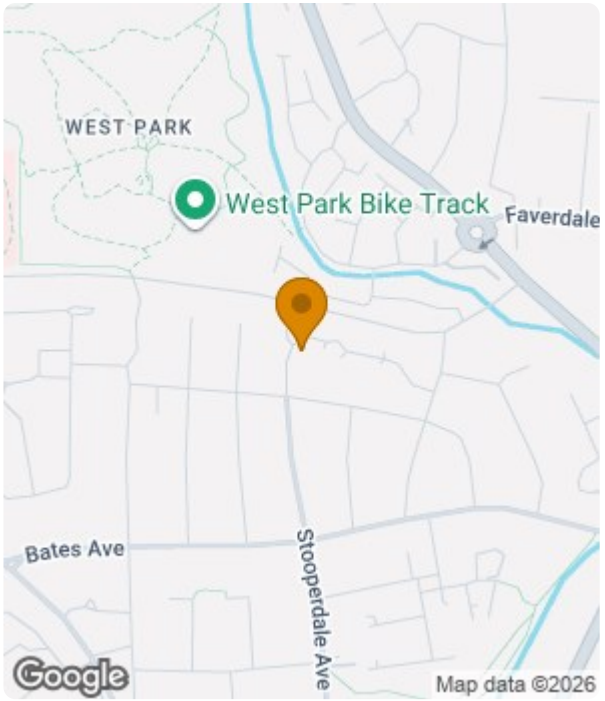
FIRST FLOOR

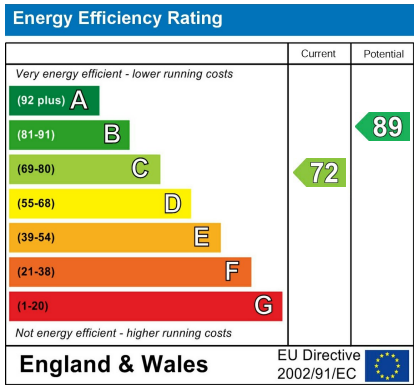
Landing

Bedroom 1

Bedroom 2

Family Bathroom





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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS