



**** HIGHLY SOUGHT AFTER HUMMERSKNOTT/WEST END *** MODERN BUNGALOW ****
**** TWO DOUBLE BEDROOMS *** MASTER WITH EN-SUITE *** PRIVATE LOCATION ****
**** READY TO MOVE STRAIGHT INTO ****

Available - FULLY FURNISHED

Brought to the market at £750 per calendar month plus £150 paid to the landlord to include gas, electric and water. Total amount payable £900 per calendar month (this does not include council tax).

Located down a long private driveway via gated access which leads to the main property and the bungalow. This available property for rent has been built to a high standard and we anticipate demand to be high. Benefitting from triple glazed windows, gas central heating, an alarm system, useful utility room and en-suite to the master bedroom.

In brief the accommodation comprises of a light and airy hallway with built in mirror wardrobe including the domestic hot water cylinder, utility room is off the hallway with plumbing for an automatic washing machine and a wall mounted Worcester boiler. An excellent sized lounge to the front with inset lighting, three seater sofa, coffee table, two single chairs, TV cabinet and a large dresser. The kitchen/diner has an excellent range of modern units with laminate work surfaces, stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven, inset lighting, wine chiller and a table and chairs giving ample space for dining. Master bedroom with double bedroom, fitted wardrobes and an en-suite, the second bedroom is also a double with two single bedrooms and there is a separate shower room/w.c. with double shower cubicle, wash hand basin, w.c. and chrome towel radiator.

Required earnings: tenant £22,500, guarantor (if required): £27,000. BOND £750
 Council Tax - to be confirmed via landlord

Tees Grange Avenue, Darlington, DL3 8BL

2 Bedroom - Bungalow - Detached

£750

EPC Rating: C

Tenure:

Council Tax Band:

ROBINSONS
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ENTRANCE HALLWAY

UTILITY

4'0" x 8'6" (1.22m x 2.61m)

LOUNGE

16'1" x 14'7" (4.92m x 4.46m)

KITCHEN/DINER

14'11" x 13'6" (4.55m x 4.12m)

BEDROOM

11'8" x 9'6" (3.57m x 2.91m)

EN-SUITE SHOWER ROOM

BEDROOM

10'6" x 9'1" (3.22m x 2.78m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

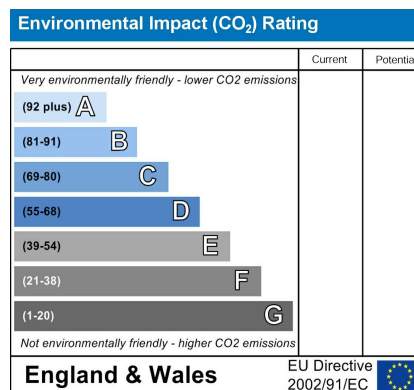
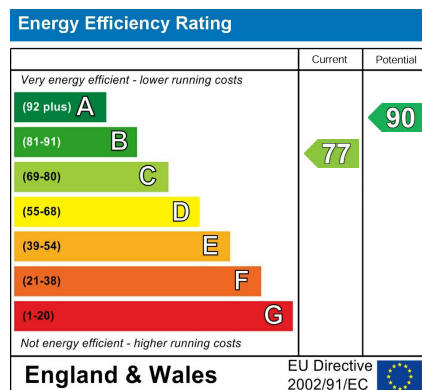


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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