



**** TWO DOUBLE BEDROOMS *** END TERRACE *** GAS CENTRAL HEATING ****
**** LANDSCAPED GARDEN *** QUIET LOCATION ****

A spacious two bedroom end terraced house located in a quiet street in a popular residential area off Eastmount Road approximately half a mile from the town centre. Within walking distance of local shops, primary school and regular bus services to the town centre where there are a good range of shopping and leisure facilities.

Fabulous opportunity has arisen to rent this two double bedroom, two reception end terrace with the huge benefit of a garden which has been landscaped. The property has the benefit of gas central heating and uPVC double glazing.

The home is deceptively spacious and enjoys quality fixtures and fittings throughout.

In our opinion we anticipate demand to be high with early viewings highly recommended to avoid disappointment but also to appreciate the quality of this home.

Tenant Income £16,500.00 Guarantor Income £19,800.00 (IF REQUIRED)
 Please note:- Bond £630. no smokers, pets considered. EPC grade D.

Dumfries Street, Darlington, DL1 1LB

2 Bed - House - End Terrace

£525 PCM

EPC Rating

COUNCIL TAX BAND A

www.robinsonsteesvalley.co.uk

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Dumfries Street, Darlington, DL1 1LB

GROUND FLOOR

Entrance vestibule through to the lounge with a bay window, separate dining room, kitchen with a quality range of units and split of a cooking facilities comprising of a five ring gas hob, the ground floor bathroom/w.c. completes the ground floor having been refurbished to a high standard with well equipped three-piece white suite.

FIRST FLOOR

Small landing allowing access to two double bedrooms the master particular size, the second housing the newly installed combi boiler.

EXTERNAL

Externally the side/rear garden is a must see which will certainly appeal to a host of tenants perfect for entertaining in the summer months.

ENTRANCE HALLWAY

LOUNGE

13'2 x 13'2 (4.01m x 4.01m)

SEPARATE DINING ROOM

12'9 (narrowing to 11'3) x 8'1 (3.89m (narrowing to 3.43m) x 2.46m)

KITCHEN

16'5 x 6'3 (5.00m x 1.91m)

GROUND FLOOR BATHROOM/W.C

FIRST FLOOR

BEDROOM

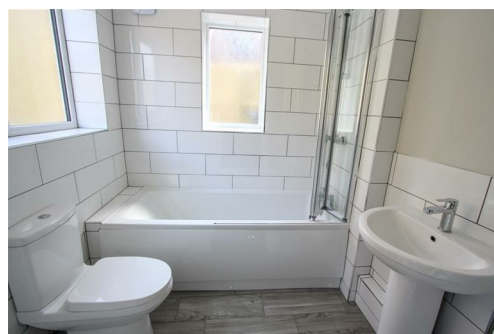
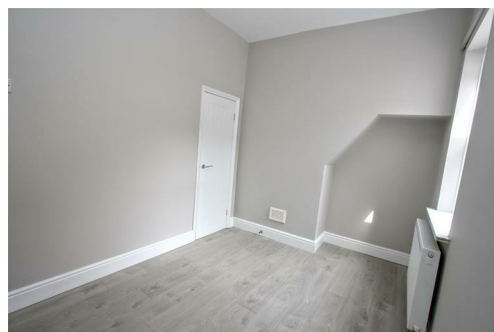
13'4 x 13'2 (4.06m x 4.01m)

BEDROOM

13'1 x 8'2 (3.99m x 2.49m)

REAR GARDEN

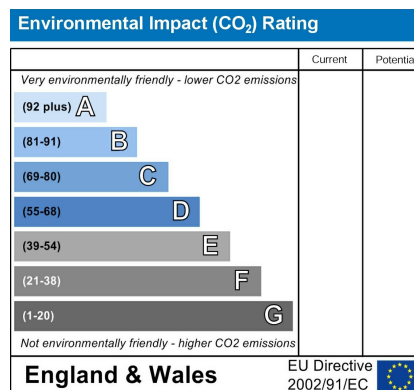
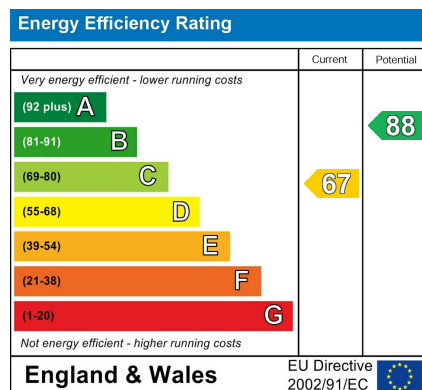
FRONT ELEVATION



Dumfries Street, Darlington, DL1 1LB



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.



Robinsons Tees Valley
 Darlington Lettings, DL3 7RX
 01325 484440
darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk