

Hambleton Grove, DL1 2FF
2 Bed - Bungalow - Semi Detached
£900 Per Month

Council Tax Band: B
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS











Hambleton Grove, DL1 2FF

***AVAILABLE NOVEMBER ***
*** SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW ***

This lovely and spacious two bedroom semi-detached bungalow, positioned at the end of a quiet cul-de-sac location, in the sought after area of Springfield, Darlington. Close to local amenities and good transport links.

The property briefly comprises of; entrance porch, leading to a spacious living room with a fitted kitchen and conservatory to the rear. Off the living room you will find an inner hall, with two double bedrooms and a family bathroom.

Externally, the property has ample of off-street parking with a driveway and detached single garage at the rear. In addition the property benefits from a low maintenance rear garden with a mixture of decking and patio areas.

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

UNFURNISHED, NO SMOKERS
REQUIRED EARNINGS: Tenants £27,000pa; Guarantor, if required £32,400pa
RENT £900 PCM
BOND £1,038
(Application is subject to a Holding Fee - please refer to our website for further details)

Entrance Porch
4'0" x 2'11" (1.24m x 0.91m)

Living Room
19'7" x 10'4" (5.98m x 3.17m)

Kitchen
9'8" x 7'8" (2.97m x 2.35m)

Conservatory
7'2" x 8'1" (2.19m x 2.47m)

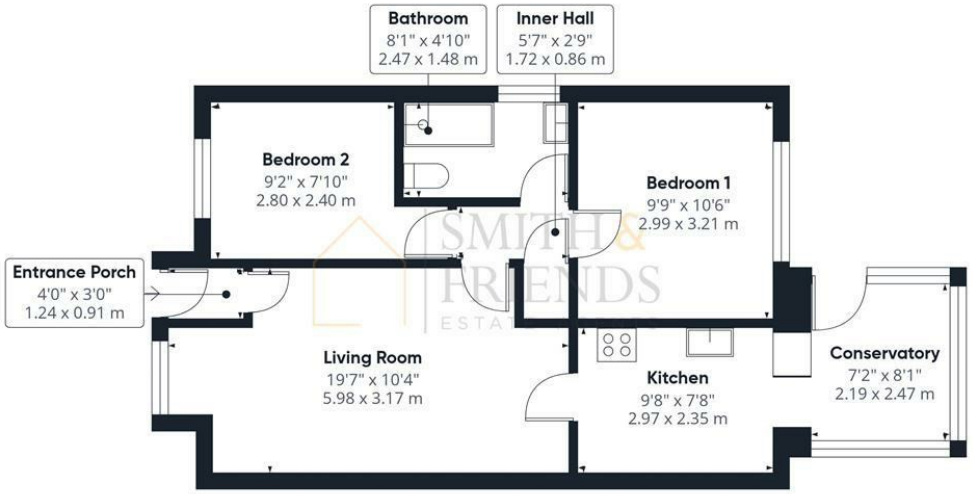
Inner Hall
5'7" x 2'9" (1.72m x 0.86m)

Bedroom 1
9'9" x 10'6" (2.99m x 3.21m)

Bedroom 2
9'2" x7'10" (2.80m x2.40m)

Family Bathroom
8'1" x 4'10" (2.47m x 1.48m)

GARAGE
18'0" x 8'7" (5.51m x 2.62m)



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

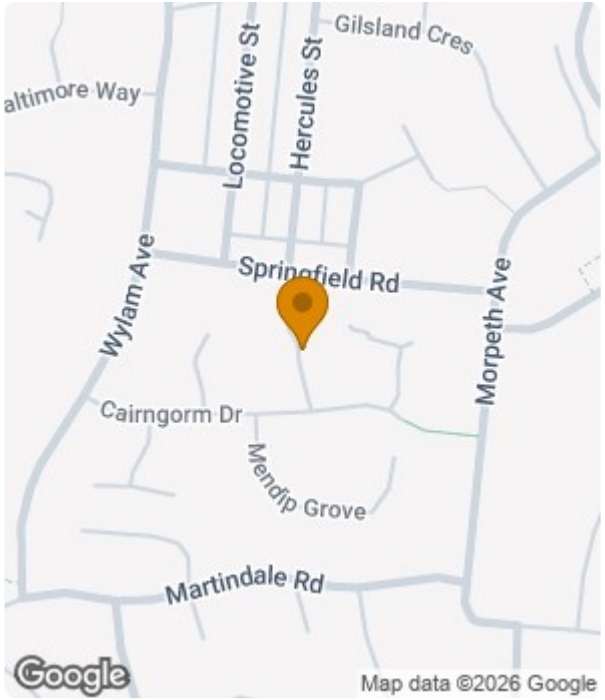
722 ft²

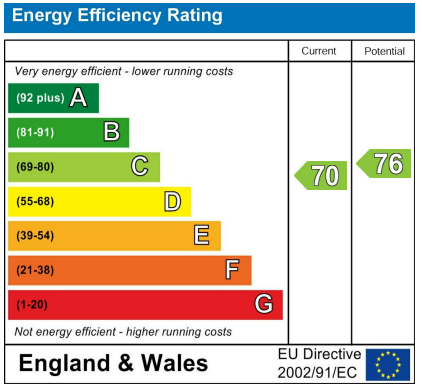
67.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

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