



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Cedar Road
Darlington, DL3 9HN

£750 Per calendar month

House - Terraced
2 Bedroom/s
1 Bathroom/s

6 MONTH LEASE ONLY A fantastic opportunity has become available to rent this beautifully presented 2 bedroomed terrace property in the Dene's area of Darlington, within walking distance to Cockerton Village. The property has been updated to the highest of standards throughout.

You are invited into the property from the front forecourt area, into the hallway through the red door with stained glass above adding character to the property, the stairs to the first floor are on your right hand side, to the left the lounge area awaits, with bay window overlooking the front and gas fire with surround for those cosy winter evenings, further down the hallway you enter into the dining room oozing with taste and with sufficient room for entertainment guests with its large floor space and open plan archway which leads into the u shaped kitchen area carrying the tasteful décor into the room, with modern wall and floor units and integrated appliances comprising, washing machine, fridge/freezer, and dishwasher, fitted oven and gas hob, the UPVC door then leads you into the large sized yard area, with storage building and gate which leads out to the rear.

The staircase leads you onto the first floor where the bathroom awaits, fitted to the highest of standards and providing a lovely ambience feel to it, the tiles have been carefully chosen to fit in with the style of the décor, with white suite comprising bath with overhead shower, sink with surrounding vanity unit, WC, heated towel rail and matching black taps and shower, the master bedroom is located to the front of the property with 2 windows, one being a large bay providing extra light into the room and sufficient space for bedroom furniture, the second bedroom overlooks the rear and can comfortably house a double bed as well as bedroom furniture within the 2 alcove areas, the original fireplace is also still intact keeping in line with the character of the property. **6 MONTH LEASE ONLY.**





Council Tax Band A
Deposit: £865

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			56
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk