



CARVERS

SALES & LETTINGS

Eastbourne Road

Darlington, DL1 4EW

£695 Per calendar month

House - Terraced



Perfectly located within easy walking distance of Darlington town centre and the train station, this lovely two-bedroom mid-terrace is ready to move straight into.

Downstairs, there's a bright and spacious living room leading through to a fitted kitchen with a range of units and integrated cooking appliances. Off the kitchen is a small vestibule area, which leads through to the bathroom/WC.

Upstairs, you'll find two good-sized double bedrooms, with the main bedroom also benefiting from a useful built-in storage cupboard.

Outside, there's an enclosed, south-facing courtyard to the rear – perfect for catching the sunshine in the warmer months – along with a handy garden shed for extra storage.



- POPULAR LOCATION
- READY TO MOVE INTO
- FITTED KITCHEN WITH COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO THE TRAIN STATION
- SOUTH FACING REAR COURTYARD
- WALKING DISTANCE TO TOWN CENTRE

GENERAL INFORMATION:

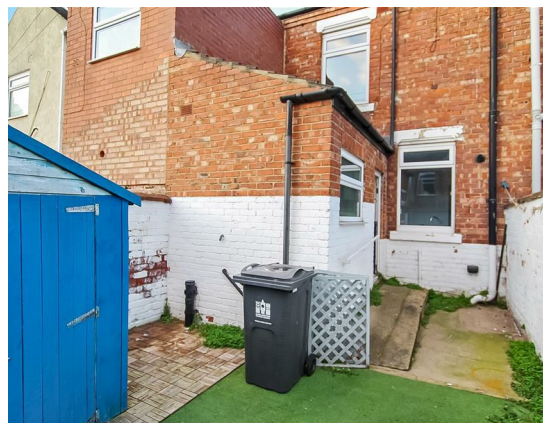
Available: Immediately

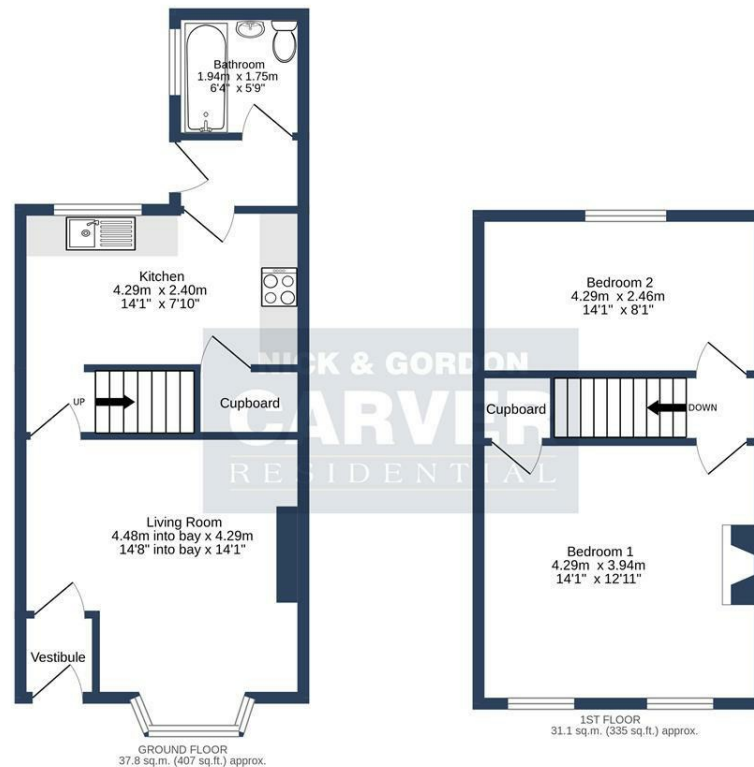
Deposit: 5 weeks

Services: Gas central heating, mains electric, water and drainage.

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)





EASTBOURNE ROAD, DARLINGTON, DL1 4EW.

TOTAL FLOOR AREA : 68.9 sq.m. (742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Property size taken from EPC
sq ft

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