



**Willow Road East**

Darlington DL3 6PX

**£695 Per Calendar Month**







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# Willow Road East

Darlington DL3 6PX



- 2 double bedrooms
- Brand new bathroom
- Walking distance to town centre

- Dining room
- New carpets & decor
- Close to hospital

- Brand new kitchen
- Popular Denes location
- Council Tax Band A

A fully refurbished, larger than average, two bedroom mid-terrace property in the popular Denes area of Darlington, close to the hospital and within walking distance of the town centre.

The property benefits from brand new kitchen and bathroom, as well as new carpets and decor throughout. There are two reception rooms on the ground floor, as well as kitchen and bathroom, with two double bedrooms on the first floor. To the rear is an enclosed yard.

Early viewing is recommended.

## Entrance Vestibule

## Lounge

14'3" x 14'0" (4.356 x 4.288)

## Dining Room

14'3" x 7'7" (4.356 x 2.322)

## Kitchen

## Rear Lobby

## Bathroom

## First Floor

## Bedroom 1

12'7" x 12'4" (3.838 x 3.776)

## Bedroom 2

14'3" x 7'8" (4.356 x 2.345)

## Externally

## Council Tax

Band A

## Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.

2. You fail a Right to Rent check and are not eligible to reside in the UK.  
3. You withdraw your application.  
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

## Deposit (bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

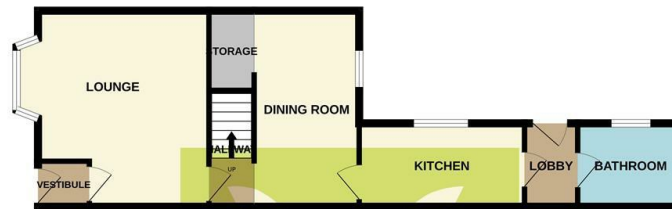
## Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



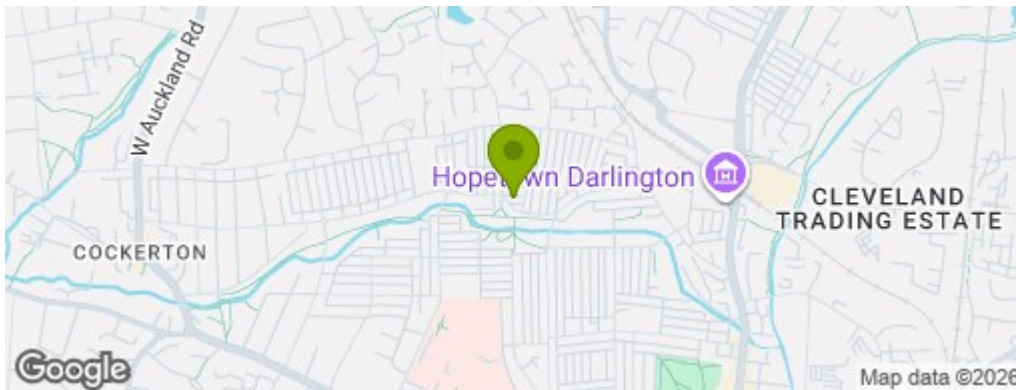
GROUND FLOOR



1ST FLOOR



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 misstatement. This plan is for illustrative purposes only and should not 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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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[enquiries@venturepropertiesuk.com](mailto:enquiries@venturepropertiesuk.com)