



**Greener Drive**

Darlington DL1 5JP

£1,100 Per Calendar Month



Venture  
PROPERTIES



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# Greener Drive

Darlington DL1 5JP

- 3 Bedroom Detached
- Gardens Front & Rear
- 3 Double Bedrooms

This modern three bedroom detached house in the highly sought after Feethams Green development is available on an unfurnished basis and is set out over two floors. The ground floor comprises: lounge, WC and modern kitchen diner with french doors leading to a large patio and manicured lawned garden and shed. Modern gloss white kitchen with granite worktops and built in appliances including oven and ceramic hob, fridge freezer, full size dishwasher and matching granite and glass dining table. Upstairs there are three double bedrooms, one with fitted wardrobes. The master bedroom has a large en-suite shower room with built in vanity unit and the main bathroom has a shower over bath. The property is extremely well presented with newly fitted Hilary's roller blinds throughout, a newly fitted mid grey carpet on stairs and bedrooms and beautiful dark oak Kardean flooring throughout the ground floor and both bathrooms. Single garage with double paved drive and parking for two cars and small manicured lawn and hedge.

A viewing is highly recommended to appreciate the quality of this property.

## Council Tax

Band D

## Entrance hall

### Lounge

15'7 x 11'1 (4.75m x 3.38m)

With stylish wooden flooring, double glazed window to the front and gas central heating radiator and door through to the rear hall.

### Rear hall

With access to the first floor via a staircase and to the kitchen diner and downstairs WC

### Downstairs WC

With wc and wash handbasin and wooden flooring.

### Open plan kitchen diner

9'5 x 19'5 (2.87m x 5.92m)

A modern and stylish light and airy open plan kitchen diner. The kitchen area has a range of matching white high gloss wall floor and drawer units and worktops,

- Town Centre Location
- Beautifully Presented
- Spacious Kitchen/Diner

integrated fridge and freezer and dishwasher, stainless steel integrated oven and hob with overhead extractor chimney, stainless steel sink and mixer tap, stainless steel splash back, 2x gas central heating radiators, plumbing for washing machine and double glazed window to the rear overlooking the garden.

The dining area has double glazed french doors that open out onto the patio.

### Family bathroom

A white suite comprising bath with overhead shower and wall fitted glass shower screen, WC, wash handbasin, part tiled walls, wall mounted chrome towel dryer, wood effect flooring, ceiling spotlights and double glazed obscured window to the rear.

### Bedroom 1

12'7 x 9'6 (3.84m x 2.90m)

Situated to the rear of the property with double glazed window, gas central heating radiator and access ensuite bathroom.

### En-suite bathroom

A good sized en-suite with walk in shower cubicle, wash hand basin, wc, wall mounted chrome towel dryer, ceiling spotlights and wooden flooring.

### Bedroom 2

12'6 x 8'9 (3.81m x 2.67m)

Situated to the front, another double room with double glazed window, gas central heating radiator and built-in wardrobes.

### Bedroom 3

9'3 x 10'3 (2.82m x 3.12m)

With double glazed window to the front and gas central heating radiator.

### Outside space

To the front there is a garage with an up and over door and a driveway allowing off street parking for several vehicles. There is gated access from the side to the rear garden which is mainly laid to lawn with a good sized patio area. There is also a rear outdoor tap.

### Deposit - Rent Without a Deposit

This property may be available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.



- Garage
- Downstairs WC
- En-Suite

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 5 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

### 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.

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

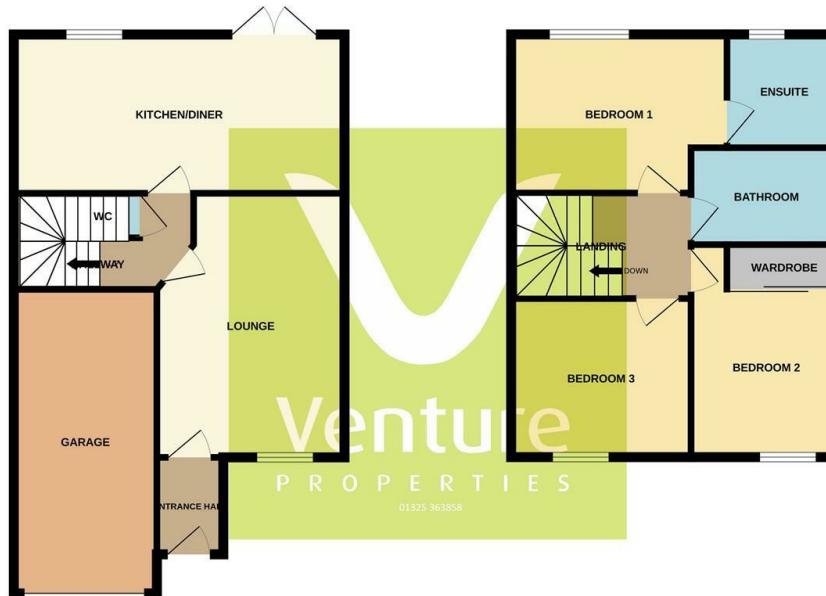
The deposit (bond) amount is equivalent to 5 weeks' rent.

### 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.

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 mis-statement. This plan is for sale and marketing purposes only and should be used as such by any prospective purchasers. 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

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