



STAINDROP CRESCENT

57 STAINDROP ROAD
Darlington, County Durham DL3 9AH



GSC GRAYS

PROPERTY • ESTATES • LAND

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Darlington, County Durham DL3 9AH

A spacious three bedroom, semi-detached home, located in the popular West End area of Darlington which is presented to a good standard and is available to let immediately. The property comes with the benefit of a gardener included within the rent.

The property offers an entrance hall, sitting and dining room, kitchen, downstairs shower room, three good-sized bedrooms, bathroom with separate W.C. Gardens to three sides and detached garage.



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5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

A1(M) 2.5 miles, Stockton on Tees 14 miles, Barnard Castle 16 miles, Durham 25 miles, Newcastle Upon Tyne 38 miles, York 53 miles and London Kings Cross from Darlington Rail Station is accessed in 3 hours. Please note all distances/timings are approximate. Darlington offers a wide range of amenities including shops, bars, restaurants and supermarkets, both independents and national brands. The property is close to both Junior and senior schools.

Accommodation

Door to hall, with window to the side aspect with staircase to the first floor and doors leading off to the ground floor accommodation. The living room, to the front aspect with a large window and a multi fuel stove. The dining room is to the rear. The kitchen includes a variety of fitted white base and wall units with contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap, with cooker, washing machine, dishwasher and fridge/freezer with windows to dual aspects and a door opening to the exterior, vinyl flooring. Under stairs cupboard with space for hanging coats and an opening through to a downstairs shower room, which comprises of a shower cubicle with mains shower, hand basin, W.C, heated towel rail, tiled floor and an obscure glazed window to the side aspect.

The first floor landing, with a window to the side aspect, an attic access hatch and doors leading off to the first floor accommodation.

Bedroom one, is a good-sized double, to the front aspect with a large window. Bedroom two is to the rear aspect with a window. Bedroom three, to the front aspect with windows to dual aspects and over stairs storage cupboard. The house bathroom, comprises of bath with mains shower over, hand basin, heated towel rail, tiled walls and tiled flooring, along with a cupboard providing storage and housing the central heating boiler. Separate W.C, comprising of a W.C, obscure glazed window, tiled walls and tiled flooring.

Externally, there is a Lawned garden, extending around all three sides of the property with a garage with double timber doors and parking for one car to the front aspect. The garage has power and light and measures approximately 2.71m x 5.21m.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £950 per calendar month inclusive of seasonal gardening, payable in advance by standing order. In addition, a deposit of £1,096 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property.

Local Authority & Council Tax

Darlington Borough Council.

For Council Tax purposes the property is banded D.

Services & Other information

The property is served by Gas Fired Central Heating with mains electricity, drainage and water connected. The property comes with a gardener who attends on a seasonal basis.

Viewings

Strictly by appointment only via GSC Grays 01748 897629

Particulars and Photographs

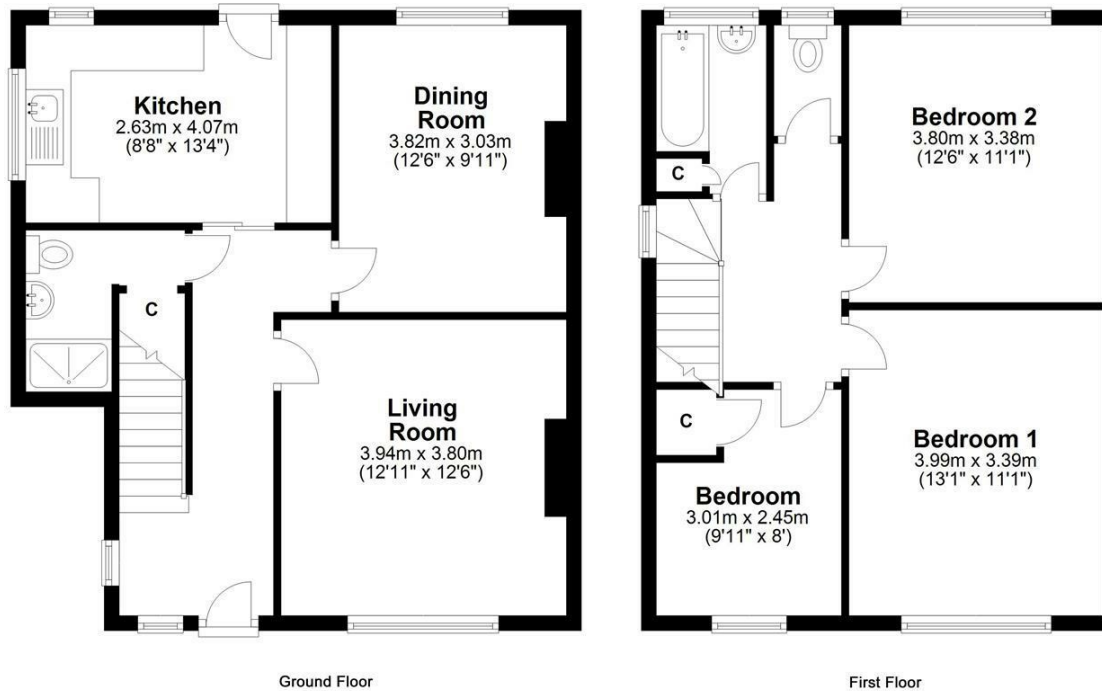
Particulars updated October 2024

Photographs taken October 2024.

Disclaimer

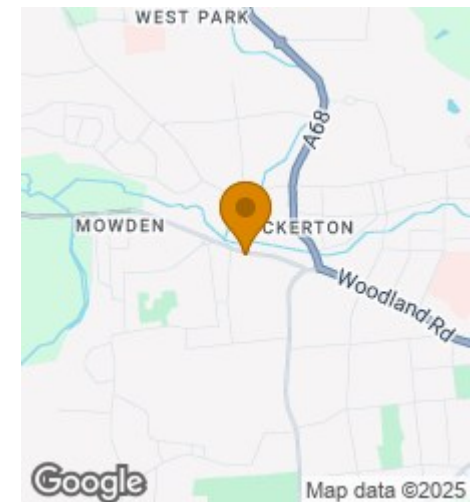


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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.