



GSC GRAYS

PROPERTY • ESTATES • LAND



14, Atherstone Way

Darlington, County Durham, DL3 9TU

£425 Per Calendar Month



*UNDER REFERENCE *

This well presented two bedroom property is located within the Cockerton area of Darlington in a cul-de-sac location. Accommodation briefly comprises: entrance hall, living/dining room, fitted kitchen, two double bedrooms and contemporary bathroom. With gas central heating, double glazing and a private rear garden with storage shed. Available 1st March 2021. EPC (EER) C 73.



SITUATION & AMENITIES

Located just off Whitby Way, this quiet cul-de-sac is located within easy reach of the shops and amenities. The popular village of Cockerton and Darlington town centre are within close proximity. Atherstone Way is also well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Durham Tees Valley airports.

ENTRANCE HALLWAY

With an opaque double glazed door to the front aspect with opaque double glazed side screens. Radiator, recessed spot lighting, stairs to the first floor accommodation with storage cupboard under housing the meters.

LIVING/DINING ROOM 22'0" x 11'4" max 8'5" min (6.71 x 3.45 max 2.57 min)

A good sized room with double glazed french doors leading out into the rear garden, double glazed window to the front aspect, two radiators, laminate flooring, and coal effect electric fire with feature fire surround.

KITCHEN 10'4" x 8'10" (3.15 x 2.69)

Fitted with a contemporary range of base and wall units with contrasting work top surfaces incorporating a stainless steel sink and drainer unit with mixer tap and tiled splash back surrounds. Fitted with a four ring electric hob with pull out extractor hood over and an electric oven under. Appliance space, plumbing for automatic washing machine, laminate flooring, a double glazed window to the rear aspect and an opaque double glazed door leading to the rear garden.

FIRST FLOOR LANDING

With recessed spot lighting and access to the loft space.

BEDROOM ONE 17'11" x 10'2" (5.46 x 3.10)

A double bedroom with a built in triple wardrobe with mirrored sliding fronts, two double glazed windows to the front aspect, recessed spot lighting, radiator and bulkhead with storage.

BEDROOM TWO 10'10" x 10'0" (3.30 x 3.05)

A double bedroom with a built in double wardrobe with sliding fronts, a double glazed window to the rear aspect, radiator, recessed spot lighting and a storage cupboard housing the combination boiler.

BATHROOM 7'7" x 5'4" (2.31 x 1.63)

Fitted with a contemporary three piece white suite comprising; panelled bath with shower attachment, shower and glazed shower screen, pedestal wash basin and a low level wc. The floor is tiled and there is stylish attractive tiling to the walls. With an opaque double glazed window to the rear aspect, chrome heated towel rail, recessed spot lighting and a wall mounted mirror.

GARDENS

There is a small garden area to the front of the property and the rear garden is enclosed by fencing and is lawned with patio area, outside tap, a small flower bed and gated rear access. There is also a 8'5 x 6'1 brick built storage shed in the rear garden.

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 £425 per calendar month, payable in advance by standing order. In addition, a deposit of £490 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

Smoking is prohibited inside the property.

PETS

Pets shall not be kept at the property.

LOCAL AUTHORITY & COUNCIL TAX BAND

The local authority is Darlington Borough Council. For council tax purposes the property is banded A.

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.

Location Map



Energy Efficiency Graph

