



## Marwood Crescent

Darlington DL3 0JU

£650 Per Calendar Month



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# Marwood Crescent

Darlington DL3 0JU



- Updated and Improved
- Refitted Kitchen
- Cockerton Location

- Immaculate Throughout
- Refitted Bathroom
- EPC Rating D

- Traditional Semi Detached
- Gardens and Parking
- Council Tax Band B

Venture Properties offer this immaculately presented updated and improved two bedroom traditional style semi detached property to the market located in the popular Cockerton area of Darlington within easy reach of many facilities in Cockerton village including popular schooling, shops, supermarkets and also within easy reach of Darlington town centre and to the West Park development offering Marks and Spencer Food Hall and Aldi.

The property benefits from a replaced gas central heating system, full electrical rewire, upvc double glazing and has been replastered throughout with the addition of a log burner in the lounge. Internally the property is tastefully decorated and includes a stylish refitted kitchen and bathroom and is in ready to move into condition.

There are gardens to the front and rear with off street parking and a single garage.

Viewing comes highly recommended.

## Entrance Hallway

With wooden storm door, staircase to the first floor with understairs storage and radiator.

## Lounge

13'00 x 11'02 (3.96m x 3.40m)

With upvc double glazed bow window to the front, recess into chimney breast housing the log burner on a slate hearth with oak mantle, coving to ceiling and radiator.

## Dining Room

12'07 x (3.84m x)

A well appointed dining room with upvc double glazed double doors to the rear elevation and open plan to the kitchen.

## Kitchen

17'09 x (5.41m x)

With upvc double glazed window to the rear. Refitted by the current owners with a

stylish range of white gloss, wall, base and drawer units with contrasting work surfaces and matching splashbacks. One and a half stainless steel sink unit with mixer taps, four ring gas hob with oven and extractor, integrated fridge/freezer and washing machine. Concealed gas central heating boiler.

## Staircase/Landing

With upvc double glazed window to the side and storage cupboard to the front elevation.

## Bedroom One

11'08 x 11'06 (3.56m x 3.51m)

With upvc double glazed bow window to the front and radiator.

## Bedroom Two

11'09 x 9'11 (3.58m x 3.02m)

With upvc double glazed window to the rear and radiator.

## Family Bathroom

7'09 x 7'03 (2.36m x 2.21m)

With upvc double glazed window to the rear. Again refitted to a high standard with a white suite comprising a 'p' shaped bath with waterfall head and spray attachment, together with mixer taps, low level w.c. and wash hand basin, part tiled walls and heated towel rail.

## Externally

The property has a garden to the front with driveway for off street parking, side access leads to a single garage with up and over door. The rear garden is enclosed and laid to lawn with patio area and borders.

## Council Tax Band

Band B

## 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 drag your feet during the application process.

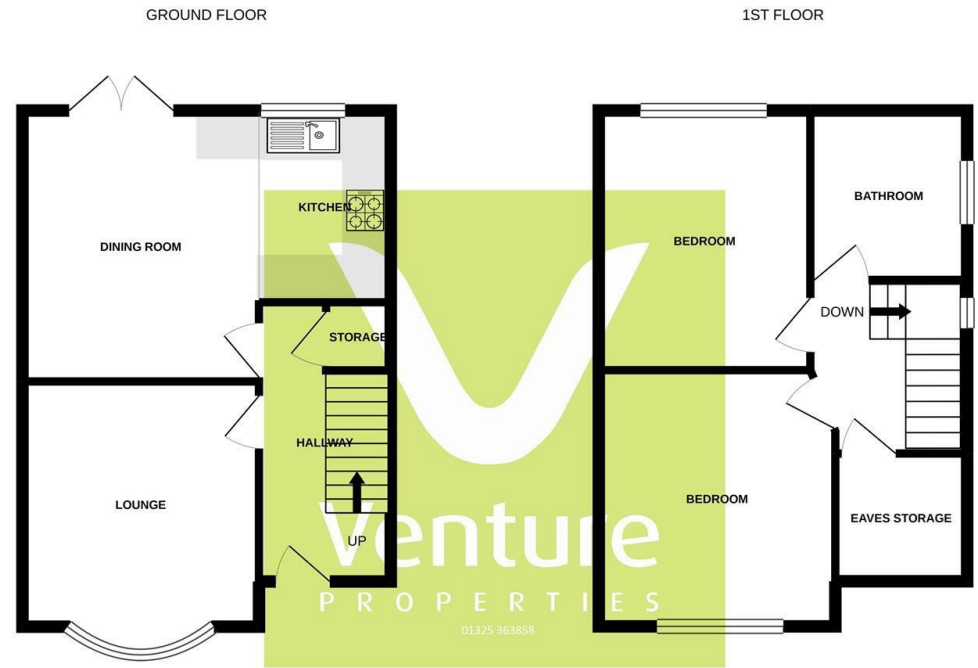
## Deposit (Bond)

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

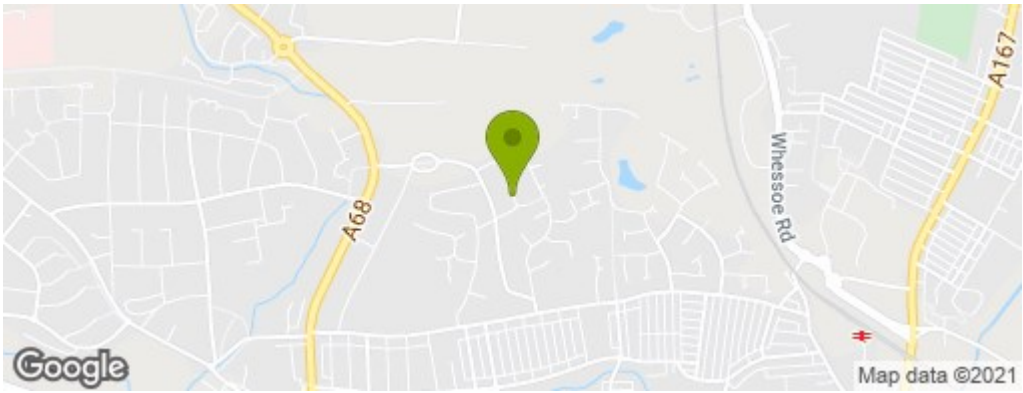
## Venture Properties

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)



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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## Property Information

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