





## MARSKE GROVE

An immaculate purpose built first floor apartment, with entrance hallway, an I-shaped living room with double doors and a Juliet balconette, open plan to the dining area and re-fitted kitchen. There are two bedrooms and a re-fitted bathroom. The property has been decorated and re-carpeted and is ready to move into. There is allocated parking to the rear of the apartments, this lovely property is available from November 2025.

## LOCATION

Situated in the popular North Road area of Darlington, well placed for local amenities and within walking distance to the town centre and shops. Also providing convenient links to the A1 and A66 north and south for travelling throughout the region.

## FINER DETAILS

Postcode: DL3 0FD.

Style of property: First floor apartment.

Council tax band: A - Darlington Borough Council.

EPC Rating: C.

Heating type: Electric heating.

Parking: There is an allocated parking space for one car to the rear of the property.

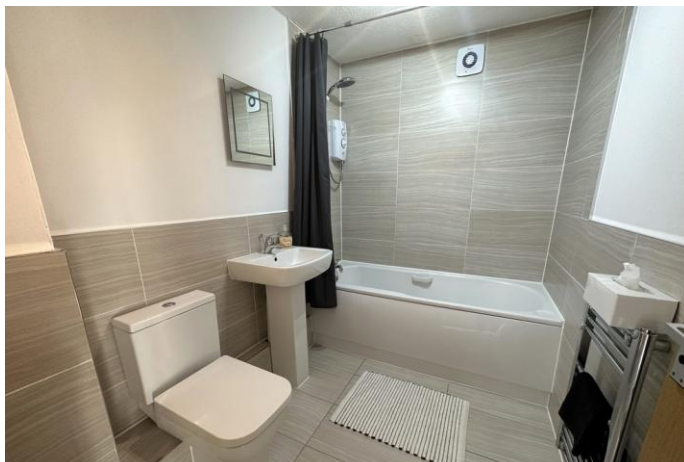
Appliances included. Fitted oven, hob and extractor.

Pets: Unfortunately due to the headlease, pets are not permitted at this property.

Term: The landlord is looking for a long term let.

Available from: November 2025.

What3words: much.frames.lowest



LOVE IT? WHAT TO DO NEXT .... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

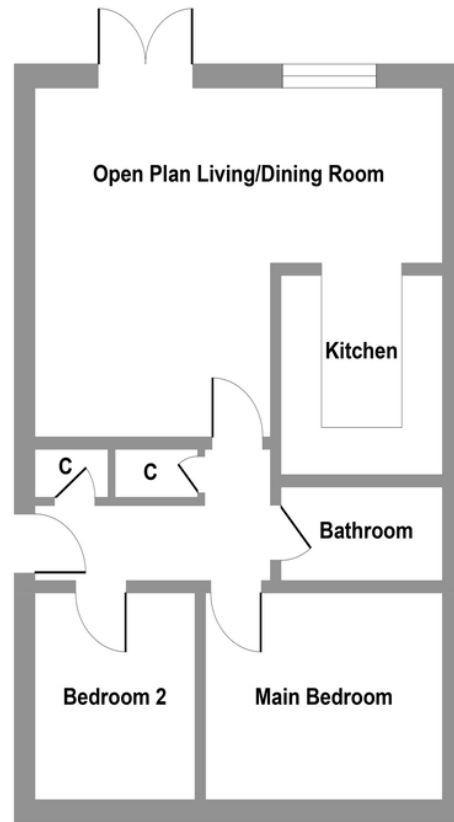
**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

**Deposit:** The bond for this property is £750. This will be refunded at the end of the tenancy subject to terms and conditions.



## 34 Marske Grove, Darlington, DL3 0FD



Ground Floor

# LOVE PROPERTY

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 Love Property by Vue3sixty Ltd

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