





CARLTON MOOR CRESCENT

Carlton Moor Crescent is a superbly presented modern semi detached home which occupies a corner plot. The long entrance hall leads to the downstairs cloaks/wc, there is a modern fitted dining kitchen with built in gas hob, electric oven and extractor, the kitchen is plenty big enough to fit a dining table and chairs. Finally to the ground floor is the tastefully decorated living room with two sets of double glazed doors leading out to the enclosed rear garden, there is also a handy under stairs storage cupboard.

To the first floor there are three bedrooms, two doubles and one single. The main bedroom is decorated with a feature wall and benefits from an en-suite shower room. The family bathroom is fitted with a contemporary three piece suite.

The enclosed rear garden is lawned and gravelled and has a handy storage shed. To the front of the property is a lockable store, gardens and a driveway providing parking for two vehicles leading to the single garage.



LOCATION

Carlton Moor Crescent is situated in the popular Moorfield area of Darlington and is next to the A66, well placed for local amenities, walking distance to the town centre shops. Also providing convenient links to the A1 and A66 north and south for travelling throughout the region.

FINER DETAILS

Postcode: DL1 4RF.

Style of property: Semi detached home.

Council tax band: B - Darlington Borough Council.

EPC Rating: C.

Heating: The property is heated by gas fired central heating.

Double glazing: The property is double glazed throughout.

Appliances: Integrated electric oven, gas hob and extractor.

Parking: Driveway leading to the single garage.

Pets: Pets may be considered for this property at an extra £25pcm per pet.

Term: This is a long term let with an initial 12 month fixed term.

What3words: broke.lobby.mirror

Available from: August 2023.

LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

Affordability: As per our referencing companies requirements you will need a combined income of £21,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£161.00) 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 £807.00. This will be refunded at the end of the tenancy subject to terms and conditions.

Call now to register your interest on 01748 834373.





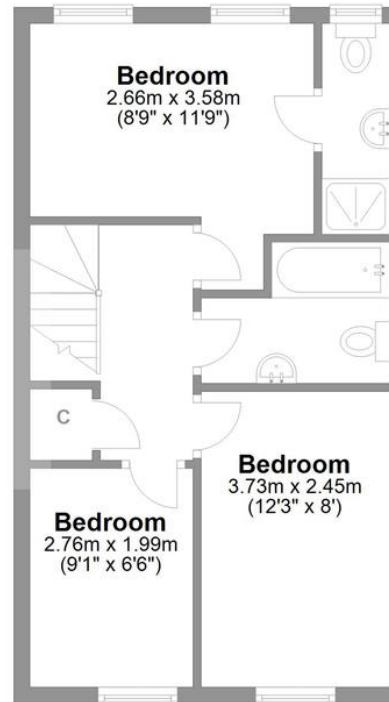
Garage

Carlton Moor Crescent Darlington

Total area: approx. 86.9 sq. metres (935.2 sq. feet)



Ground Floor



First Floor



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

01748 834 373

hello@lovepropertyuk.co.uk

find us on Facebook

@lovingproperty

Catterick Garrison

18 Richmond Road, Catterick

Love Property UK Ltd

Company Registration No. 6779915

www.lovepropertyuk.co.uk