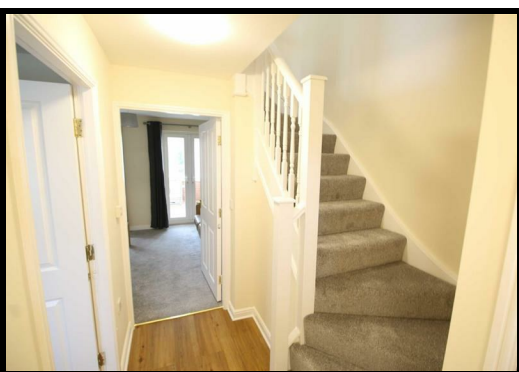




## **4 Moorfields Close, Darlington £700 Per Month**

An outstanding opportunity has arisen to rent a beautifully presented two bedroom semi detached residence. Occupying a choice position on the highly regarded Moorfield development, a superb opportunity has arisen to acquire an immaculately presented Town House. The accommodation is set over two floors and is briefly comprised of a welcoming entrance hallway, cloakroom, a contemporary kitchen, a living room, conservatory, two double bedrooms and a family bathroom. Externally there is a driveway providing off road car parking, a garage and a garden which is laid to lawn to the front of the property, To the rear of the property there is an enclosed rear garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. Moorfield Close is situated to the east of Darlington's Town Centre where you will find an abundance of amenities including shops, bars, restaurants and leisure facilities. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this delightful residence.



# 4 Moorfields Close, Darlington

## General Remarks

A superb opportunity has arisen to rent well presented two bed roomed semi detached residence situated on the popular Moorfields development  
Gas fired central heating  
UPVC double glazing throughout  
Council tax band B  
We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Moorfield Close is situated on the highly regarded Moorfield development to the east of Darlington's Town Centre. This modern residence is conveniently placed a short drive away from the Town Centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Moorfield Close is 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

The hallway is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from vinyl flooring.

## Cloakroom

The cloakroom has vinyl flooring, a UPVC double glazed window, a central heating radiator and is fitted with a modern suite comprising of a wash hand basin and low level WC.

## Living Room

14'7" max x 10'5" max

The beautifully presented living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from new carpets and a wooden fire surround with marble hearth and inserts. Two sets of French doors lead in to the conservatory.

## Conservatory

11'2" x 9'2"

The conservatory has pleasant views overlooking the rear garden. Warmed by an electric wall heater and benefiting from laminated flooring. French doors lead in to the rear garden.

## Kitchen

11'8" x 7'4"

The modern kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a UPVC double glazed window overlooking the front of the property, an integrated electric oven with gas hob and plumbing for an automatic washing machine.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

14'8" x 8'0"

A double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from new carpets and a UPVC double glazed window overlooking the rear of the property.

## Bedroom Two

14'5" max x 7'7" max

A further double bedroom with a UPVC double glazed window overlooking the front of the property. Tastefully decorated in neutral tones and benefiting from a central heating radiator, a new carpet and an airing cupboard.

## Bathroom

7'5" x 5'5"

The bathroom has a tiled floor, partially tiled walls, a central heating radiator and is fitted with a modern suite comprising of a white panelled bath with overhead electric shower, a wash hand basin and low level WC.

## Externally

To the front of the property there is a driveway providing off road car parking, a single garage and a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

