

STUART EDWARDS



Bourneville Drive

, Stockton-on-Tees TS19 8LD

- 3 Bed Mid Terrace
- EPC Rating B
- Immediately Adjacent To University Hospital Of North Tees
- Private Rear Garden
- Bathroom, En-suite & WC
- Unfurnished With White Goods
- Immaculately Presented
- 2 Allocated Parking Spaces
- Lounge & Kitchen
- No Pets

£750 PCM



Council Tax Band: B
EPC Rating:

FULL DESCRIPTION

****RECENTLY CONSTRUCTED** **3 BEDROOMS** **PRIVATE REAR GARDEN** **EN SUITE TO MASTER BEDROOM** **TWO ALLOCATED PARKING SPACES** **IMMEDIATELY ADJACENT TO UNIVERSITY HOSPITAL OF NORTH TEES**** We are delighted to offer this immaculately maintained 3 bedroom modern mid-terrace house for rent, situated on the popular Meadow Rise development in Stockton-On-Tees. The accommodation comprises: entrance hall, WC, lounge, open stairs to 1st floor, and kitchen with integrated cooking facilities, space for dining, under-stairs storage & french doors to rear garden. To the 1st floor, a central landing provides access to two double bedrooms, the larger with en suite shower room, one single bedroom and a modern bathroom. Externally, there are two allocated parking to the front and a private garden to the rear, with lawn & patio areas, and gate to side. EPC Rating B.

Pleasantly positioned on the popular modern Barrett Home 'Meadow Rise' development, Bourneville Drive is off Waldrige Road approached from Piper Knowle Road, Hardwick Road and Durham Road. The convenient location means the property is handily placed for a multitude of really useful facilities including University Hospital of North Tees. Well-regarded schooling is also available nearby, in addition to a range of local amenities including supermarkets, pubs and shops.

Available 01st July 2024 on a long term basis, 6 month min. tenancy term, unfurnished with white goods to kitchen, professionals only, no pets, non-smoker only. Large commercial vehicles are not permitted to be kept at the property. £750 PCM with £850 deposit.

AREA INFORMATION

Pleasantly positioned on the popular modern Barrett Home 'Meadow Rise' development, Bourneville Drive is off Waldrige Road approached from Piper Knowle Road, Hardwick Road and Durham Road. The convenient location means the property is handily placed for a multitude of really useful facilities including University Hospital of North Tees. Well-regarded schooling is also available nearby, in addition to a range of local amenities including supermarkets, pubs and shops.

LOUNGE

17'8" x 15'0"

KITCHEN

15'0" x 9'0"

BEDROOM 1

13'9" x 8'4"

EN-SUITE

4'6" x 8'4" Max

BEDROOM 2

10'2" x 8'3"

BEDROOM 3

8'9" x 6'5"

BATHROOM

6'5" x 5'7"

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

