



A well presented two bedroom terraced property available to rent on an unfurnished basis. The property internally comprises of entrance hallway, lounge, dining, kitchen, landing, two bedrooms and a recently refurbished bathroom/WC. Externally there is an enclosed yard to the rear.

Viewing comes highly recommended to avoid disappointment. Contact Smith and Friends to arrange a viewing.

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa  
RENT £650 PCM  
BOND £750

(Application is subject to a Holding Fee - please refer to our website for further details)

**Dixon Street, Stockton-On-Tees, TS18  
1PE  
2 Bedroom - House - Terraced  
£600  
EPC Rating:  
TENURE:  
COUNCIL TAX BAND A**



# Dixon Street, Stockton-On-Tees, TS18 1PE



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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