



A well presented, extended 4 bedroom detached home situated on the ever popular Upsall Grove, Fairfield. This stunning family home benefits from gas central heating and uPVC double glazing throughout and offers extended accommodation. The internal layout briefly comprises: Entrance hallway, open plan lounge, kitchen/family room with bi-folding doors leading to an enclosed rear garden, utility, study and ground floor cloaks/WC as well as access to the internal garage. To the first floor are 4 good sized bedrooms with the master having en-suite facilities and a well presented family bathroom. to the front of the property is a drive way providing car parking for up to two cars leading to the integral garage with up and over door. This beautiful home has had no expense spared and comes on an unfurnished basis. A viewing comes highly recommended to avoid disappointment.

****AVAILABLE MID-MAY 2024****

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

UNFURNISHED
REQUIRED EARNINGS: Tenants £33,000pa; Guarantor, if required £39,600pa
RENT £1100pcm
BOND £1296
(Application is subject to a Holding Fee - please refer to our website for further details)

**Upsall Grove, Stockton-On-Tees, TS19
7BL**

**4 Bedroom - House - Detached
£1,100 Per Calendar Month**

EPC Rating: E

TENURE:

COUNCIL TAX BAND D



**SMITH &
FRIENDS**
ESTATE AGENTS

Upsall Grove, Stockton-On-Tees, TS19 7BL



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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