



Set in a fantastic location off Darlington Road, Stockton this well presented three bedroom semi detached house comes to the rental market with Smith & Friends estate agents. The property comprises of an entrance hallway, cloakroom, kitchen and lounge which is located to the rear of the property. The upper level has landing, family bathroom, three bedrooms with the master bedroom having en-suite facilities. Perfect location - close to schools, shops and local amenities.

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

UNFURNISHED  
REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa  
RENT £800pcm  
BOND £923pcm  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Meadowsweet Lane, Stockton-On-Tees, TS19 8EL**  
**3 Bedroom - House - Semi-Detached**  
**£800 Per Calendar Month**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: B**



# Meadowsweet Lane, Stockton-On-Tees, TS19 8EL



**HALLWAY**  
Radiator and flooring.

**BEDROOM 3**  
Double glazed window, radiator and carpet.

**CLOAKROOM**  
Wash hand basin and WC.

**KITCHEN**  
Double glazed window to front aspect, oven, integrated fridge and freezer, washing machine, tiled flooring.

**LIVING ROOM**  
Double glazed doors to rear, double glazed window to rear aspect, two radiators and electric wall fire.

**BATHROOM**  
Bath, WC, wash hand basin, heated towel rail, extractor fan and double glazed window to front aspect.

**BEDROOM 1**  
Double glazed window to front aspect, carpet flooring and radiator.

**EN SUITE**  
Shower, wash hand basin and WC.

**BEDROOM 2**  
Double glazed window to rear aspect, radiator and carpet.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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