



**\*\*AVAILABLE AUGUST 2024\*\***

A well presented three bedroom mid terrace house which briefly comprises of entrance hallway, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC, The property benefits from gas central heating. Externally the property has gardens to both the front and rear and benefits from uPVC double glazing.

For a viewing contact SMITH AND FRIENDS - Estate Agents Stockton, Early viewing is highly recommended.

**UNFURNISHED**

**REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTOR £23,400pa.**

**BOND: £750**

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

**Morven View, Stockton-On-Tees, TS19 0TR**

**3 Bedroom - House - Mid Terrace**

**£650 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**





# Morven View, Stockton-On-Tees, TS19 0TR



## ENTRANCE HALLWAY

Via uPVC double glazed entrance door, into lounge

## LOUNGE

17'7 x 11'4 (5.36m x 3.45m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring, storage cupboard, electric living flame fire, walkway into dining area.

## REAR LOUNGE

15'2 x 5'9 (4.62m x 1.75m)

Door leading to rear garden, door leading to kitchen, stairs leading to landing.

## KITCHEN

11'8 x 11'3 (3.56m x 3.43m)

A fitted kitchen with a range of wall floor and drawer units incorporating an electric hob with built in electric oven and extractor over hob, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge freezer, ceramic tile floor, double radiator, space for breakfast/dining table, wall mounted combination boiler providing heating and hot water to the property, uPVC double glazed window to the rear elevation.

## LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3 and bathroom/WC and access to loft.

## BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

uPVC double glazed window to the rear elevation, laminate flooring, double radiator.

## BEDROOM TWO

14'9 x 9'10 (4.50m x 3.00m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring, storage cupboard.

## BEDROOM THREE

8'8 x 7'7 (2.64m x 2.31m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring.

## BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and splash screen, pedestal wash hand basin, low level WC, double radiator, uPVC double glazed window to the rear elevation.

## OUTSIDE

To the front there is a laid to lawn front garden which is enclosed by timber fencing with footpath to the front entrance door. To the rear there is a neat and attractive rear garden which has a brick built storage shed, laid to lawn area and stocked with various plants and shrubs enclosed by timber fencing and timber gated access to the rear.

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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