



This lovely double fronted four bedroom corner plot comes to the rental market situated in a cul-de-sac in the popular area of Thornaby. Located off Mitchell Avenue this property would be ideal for a growing family. Advertised to let furnished or unfurnished this property comprise of an entrance hallway, lounge, dining room, fitted kitchen, utility area and downstairs cloakroom. The upper floor has FOUR bedrooms, ensuite shower room, office area and family bathroom. Street Parking available.

NO PETS

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

REQUIRED EARNINGS - TENANTS: £28,500pa; GUARANTORS: if required £34,200pa

RENT £950pcm
BOND £1096pcm

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

Lulsgate, Stockton-On-Tees, TS17 9DQ

4 Bedroom - House - Semi-Detached

£950 Per Calendar Month

EPC Rating:

TENURE:

COUNCIL TAX BAND: B



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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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