



****AVAILABLE BEGINNING OF OCTOBER****

This outstanding corner plot house has come to the rental market and would be fantastic for a family. The property is spread over three floors offering three bathrooms in total. The floorplan comprises of entrance hallway, cloakroom, kitchen/diner with french doors leading to the rear garden and reception room on the ground floor. The upper floor has a spacious lounge, bathroom, two bedrooms and an ensuite. The third level finishes off with two double bedrooms and a bathroom. External: Parking, Garage and well maintained rear garden. Location: Shops, local amenities and A66/A19 links close by for commuting.

Pets considered. No smokers.

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

REQUIRED EARNINGS - TENANTS: £36,000pa; GUARANTORS: if required £43,200pa

RENT £1200pcm
BOND £1384pcm

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

Sculptor Crescent, Stockton-On-Tees, TS18 3QR

4 Bedroom - House - Detached

£1,200 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: E



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HALLWAY
Via front door with radiator.

CLOAKROOM
Wash hand basin, WC, extractor fan and radiator.

LOBBY
Double glazed door to rear and storage cupboard.

KITCHEN
Part tiled, new boiler and double glazed window to front aspect.

DINING ROOM
Two double glazed windows to front aspect and two radiators.

FIRST FLOOR

LANDING
Carpet and radiator.

BEDROOM
Double glazed window to front aspect, carpet, radiator, double glazed window to rear aspect and fitted wardrobes.

EN SUITE
Double glazed window to rear aspect, shower cubicle, WC and wash hand basin.

BEDROOM
Two double glazed windows to front aspect, carpet and radiator.

BATHROOM
Double glazed window to front aspect, bath, wash hand basin, WC and radiator.

LOUNGE
Double glazed window to front aspect, double glazed window to rear aspect, carpet and radiator.

UPPER LEVEL

LANDING
Loft access and carpet.

BEDROOM
Storage cupboard, carpet, radiator and double glazed window to front aspect.

BEDROOM
Carpet, radiator and double glazed window to front aspect.

BATHROOM
Bath, WC, wash hand basin, radiator, extractor fan and double glazed skyline window to front aspect.

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		88
(81-91)	B	79	
(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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