







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



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





HALLWAY

Via front door with radiator.

CLOAKROOM

Wash hand basin, WC, extractor fan and radiator.

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 LANDING 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

Loft access and carpet.

BEDROOM

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

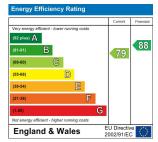
BEDROOM

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.



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