



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this Fully Refurbished Four Bedroom Extended Semi-Detached Family Home. Located within the Popular Bishopsgarth Area of Stockton-on-Tees. The property is pleasantly located within a quiet Cul-De-Sac.

The Property Briefly Comprises of; An Entrance Porch, leading into a Spacious Open Plan Lounge/Dining Area, a Second Reception Area with double doors leading to a Newly Fitted Kitchen with Access into the Conservatory. The First Floor Provides Three Double Bedrooms, a Single Bedroom and a Family Bathroom.

Externally, the Property offers a Lawned Area with Driveway and Single Garage Providing Plenty of Off-Street Parking to the Front, and the Rear there is a Low Maintenance Garden.

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

UNFURNISHED / NO SMOKERS / PETS Considered, Subject to Terms.
 REQUIRED EARNINGS: Tenants £29,250pa; Guarantor, if required £35,100pa
 RENT £975 pcm
 BOND £1,125
 (Application is subject to a Holding Fee - please refer to our website for further details)

Verwood Close, Stockton-On-Tees, TS19 8XB

4 Bedroom - House - Semi-Detached

£975 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



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GROUND FLOOR

- Entrance Porch
3'4" x 6'9" (1.03m x 2.08m)
- Lounge/Diner
24'3" x 14'11" (7.40m x 4.56m)
- Second Reception Room
10'4" x 7'2" (3.17m x 2.20m)
- Kitchen
9'7" x 15'2" (2.93m x 4.64m)
- Conservatory
7'7" x 7'8" (2.33m x 2.34m)

- GARAGE**
17'4" x 7'3" (5.29m x 2.23m)

FIRST FLOOR

- Landing
7'6" x 6'1" (2.29m x 1.87m)
- Bedroom 1
14'11" x 8'8" (4.55m x 2.65m)

- Bedroom 2
20'2" x 7'1" (6.17m x 2.18m)
- Bedroom 3
9'1" x 9'1" (2.77m x 2.79m)
- Bedroom 4
10'1" x 6'9" (3.08m x 2.06m)
- Family Bathroom
5'7" x 6'2" (1.71m x 1.88m)

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		65	
(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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