



OFFERED FOR LET ON AN UNFURNISHED BASIS - Positioned on a favourable corner plot, this recently redecorated, good sized property comes with viewing recommended. Benefiting from driveway and garage. The internal layout comprises of: Entrance Hall, Lounge, Dining Kitchen and Rear Lobby. To the first floor there are three good sized bedrooms, shower room with separate toilet. Enclosed rear yard, lawned front and side garden.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

RENT £695pcm

BOND £801

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

Streatlam Road, Billingham, TS23 3DS

3 Bedroom - House

£695 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Streatlam Road, Billingham, TS23 3DS



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			86
(81-91) B			
(69-80) C		71	
(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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