



\*\*\*AVAILABLE APRIL \*\*\*

An exceptionally well presented three bedroom mid terrace house which is situated in a popular location of Hardwick, Stockton. The property which was built by Barratt Homes in 2010 offers accommodation comprising of entrance vestibule, cloaks/WC, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally, the property has easily maintained gardens to the front and rear with the front overlooking the Green area, in addition to double parking space to the rear. The property benefits from gas central heating, uPVC double glazing and in our opinion a viewing is essential in order to appreciate the accommodation on offer. This property is to let on an unfurnished basis.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

RENT £750pcm

BOND £865pcm

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

**Cavendish Walk, Stockton-On-Tees, TS19 8WG**

**3 Bedroom - House - Mid Terrace**

**£750 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: B**





Cavendish Walk, Stockton-On-Tees, TS19 8WG



ENTRANCE VESTIBULE

Via double glazed entrance door, single radiator, doors leading to lounge and cloaks/WC.

CLOAKS/WC

With pedestal wash hand basin with tiled splash back, single radiator, low level WC, uPVC double glazed window to the front elevation.

LOUNGE

15'9 x 12'3 (4.80m x 3.73m)  
uPVC double glazed window to the front elevation, single radiator, laminate flooring, stairs leading to landing, door leading into kitchen/dining area.

KITCHEN/DINING AREA

15'0 x 8'3 (4.57m x 2.51m)  
A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with stainless steel splash back and extractor hood over, built in electric oven, space for fridge freezer, plumbing for washing machine, worktop with inset stainless steel sink unit with mixer tap and single drainer, double radiator, uPVC double glazed window to the rear elevation, into dining area with space for dining table, under stairs storage cupboard, single radiator, uPVC double glazed french doors leading to the rear garden.

LANDING

Which is approached via stairs from lounge with doors leading to bedrooms 1,2,3, bathroom/WC, access to loft.



BEDROOM ONE

13'4 x 8'1 (4.06m x 2.46m)  
uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

10'9 x 8'1 (3.28m x 2.46m)  
uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

10'2 max x 6'2 (3.10m max x 1.88m)  
uPVC double glazed window to the front elevation, single radiator, built in storage cupboard above stair head.

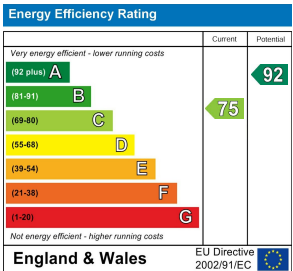
BATHROOM/WC

With white bathroom suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the rear elevation.

OUTSIDE

To the front there is an easily maintained front garden which has a paved footpath to the front entrance door and overlooks onto a lovely green aspect area. To the rear, there is an enclosed rear garden which is easily maintained with timber decked area, artificial grassed area, paved footpath patio leading onto timber gated access which is situated to the rear. In addition there is a timber shed, external water tap and also a double parking space which is situated to the rear and approached from Faraday Drive.

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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