



A two bedroom semi detached house to let on an unfurnished basis. In a popular residential area which is also pedestrianised to the front with a newly installed kitchen and bathroom. The property has been redecorated throughout and comprises of entrance hall, lounge, re-fitted kitchen with built-in oven and hob, utility room, landing, two large bedrooms, re-fitted bathroom/WC with white suite and shower. The property also benefits from gas central heating and gardens to front and rear.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £21,000pa; GUARANTORS: if required £25,200 pa
RENT: 700pcm
BOND: £807

Please contact Smith and Friends Stockton to arrange a viewing.

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

Rothwell Crescent, Stockton-On-Tees, TS19 9AH

2 Bedroom - House - Semi-Detached

£700 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



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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		87
(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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