



\*\*\* AVAILABLE FOR IMMEDIATE LET \*\*\*

This 2 bedroom terraced property has been refurbished to a high standard. Comprising of an entrance hallway, open plan lounge/diner and fitted kitchen on the ground floor. The upper level offers two double bedrooms and a modern bathroom with a walk in shower. Externally enclosed gated rear yard. Situated in the heart of Stockton St Peters Road is within distance to local amenities and schools.

REQUIRED EARNINGS - TENANTS: £18,750pa; GUARANTORS: if required 22,500pa  
Rent £625  
Bond £721

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.  
(Application is subject to a holding fee - please refer to our website for further details)

**St. Peters Road, Stockton-On-Tees, TS18 3JL**

**2 Bedroom - House - Mid Terrace**

**£625 PCM**

**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND:**



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Entrance Hallway  
Carpet flooring and 1 x radiator.

Lounge/Diner  
Open plan lounge/diner, 2 x radiators, 1 x front and 1 x rear double glazed windows.

Kitchen  
1 x Side double glazed door, 1 x side double glazed window, storage cupboard, wall and base units.

Landing  
Carpet flooring and loft access.

Bedroom  
Carpet flooring, 2 x front double glazed windows and 1 x radiator.

Bedroom  
Carpet flooring, 1 x radiator and 1 x rear double glazed window.

Bathroom  
Walk in shower, 1 x side double glazed window, w/c and wash hand basin.

External  
Rear yard with gate access

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