

Smith and Friends are delighted to present a superb two bedroom mid terraced house overlooking Victoria Park to the front. To let on an unfurnished basis and recently refurbished and redecorated with a number of new carpets fitted also.

The property has all new vertical blinds. Comprising of entrance hall, lounge/dining room, fitted kitchen with built-in oven and hob, two bedrooms and new bathroom suite and Mira electric shower. Benefits from gas central heating, uPVC double glazing, forecourt to the front and enclosed yard to the rear. Convenient residential area close to shops, schools and Thornaby Railway Station, Stockton Town Centre.

Viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £17,850pa; GUARANTORS: if required £21,420pa

RENT: £595

BOND: £686

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

Park Terrace, Stockton-On-Tees, TS17 6HQ

2 Bedroom - House - Terraced

£595 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		85
(81-91) B		
(69-80) C		63
(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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