



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

Smith and Friends are delighted to bring to the rental market this 3 bedroom mid terrace house on an unfurnished basis. Comprises of entrance hallway, open plan lounge/diner and high specification fitted kitchen on the ground floor. The upper level offers 3 bedrooms and a family bathroom. The property has been recently refurbished and is ready to move in to.

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

REQUIRED EARNINGS - TENANTS: £20,850pa; GUARANTORS: if required £25,020pa  
 RENT: £695  
 BOND: £801

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

**Gilmour Street, Thornaby, TS17 6JP**

**3 Bedroom - House - Mid Terrace**

**£695 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



Gilmour Street, Thornaby, TS17 6JP



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		

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

