



*** AVAILABLE IMMEDIATELY ***

Completed and refurbished to a high standard this three bedroom semi detached house has come to the rental market ready to move straight into. Comprising of an entrance hallway, lounge, separate dining room, modern fitted kitchen on the ground floor. The upper floor offers three bedrooms and modern bathroom. Garden to the rear and ample parking to the front of the property. Bus routes, schools, shops and local amenities are all close by to Easington Road.

For a viewing contact SMITH & FRIENDS - Estate agents Stockton, Early viewing is highly recommended.

UNFURNISHED

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

RENT £750 PCM

BOND £865

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

Easington Road, Stockton-On-Tees, TS19 8ER

3 Bedroom - House - End Terrace

£750 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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

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

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