



Smith and Friends are delighted to bring to the rental market this recently refurbished two bedroom semi detached house. Redecorated and new carpets throughout. Popular residential area close to all amenities. To let on an unfurnished basis. Entrance hall, Lounge, Refitted Kitchen/Dining room with built in oven and hob, Utility room, Landing, 2 bedrooms, Refitted Bathroom/wc with white suite and shower. Gas central heating. UPVC double glazing, front garden to lawn with off street parking. Enclosed west facing rear garden. Viewing highly recommended.

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

REQUIRED EARNINGS - TENANTS: £21,750pa; GUARANTORS: if required £26,100pa
Rent £725
Bond £836

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

Rothbury Avenue, Stockton-On-Tees, TS19 9HG

2 Bedroom - House

£725 Per Calendar Month

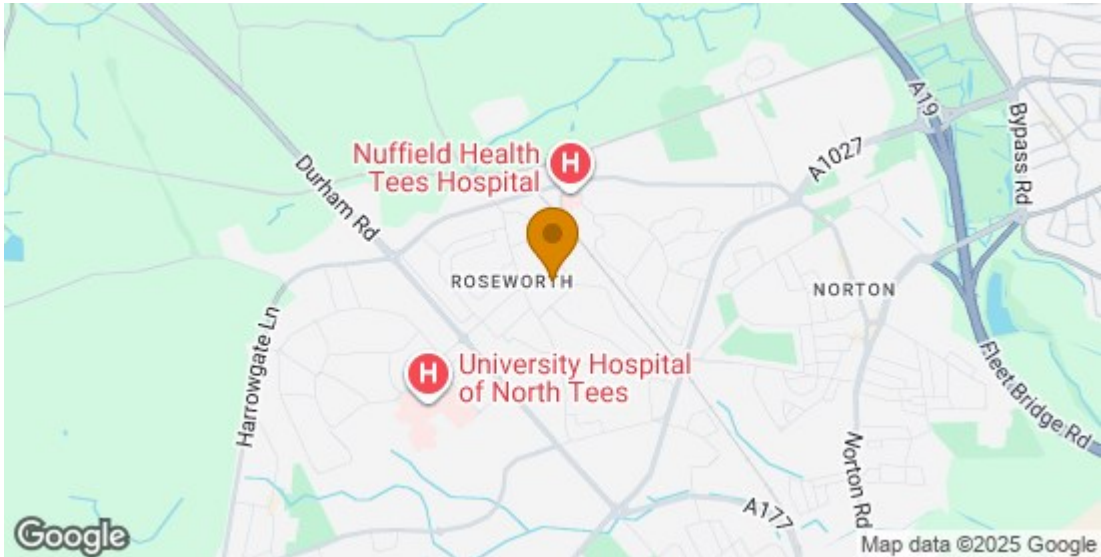
EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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