



This well-presented two-bedroom property has recently come to the rental market and is available for immediate occupancy. The accommodation is thoughtfully laid out and offers comfortable living space throughout. On the ground floor, the property features a welcoming and spacious open-plan entrance area leading into a fitted kitchen, which flows seamlessly into a bright and airy lounge—ideal for both relaxing and entertaining.

The first floor comprises two generously sized double bedrooms, both offering ample space for furnishings, along with a modern bathroom fitted with a clean white suite.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for a variety of uses. On-street parking is available to the front of the property.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early 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)

**Stirling Way, Stockton On Tees, TS17 9NF**

**2 Bedroom - House - Terraced**

**£595 PCM**

**EPC Rating: C**

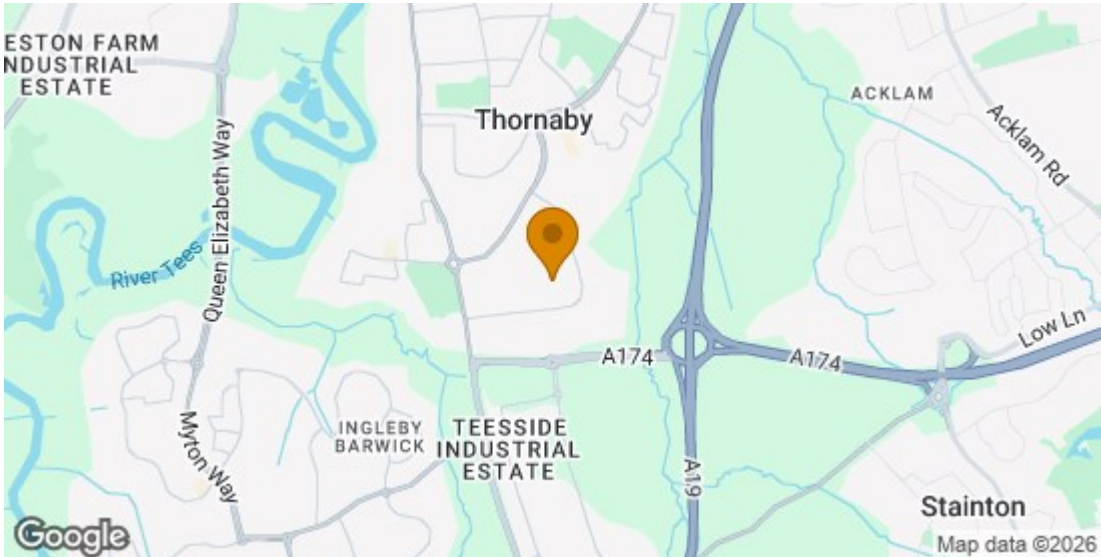
**TENURE:**

**COUNCIL TAX BAND: A**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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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