



Modern two bedroom semi detached house. Popular modern development in Thornaby close to shops, schools and bus routes. Lovely open outlook to the front over a landscaped green belt. To let on an unfurnished basis. Gas central heating and upvc double glazing. The accommodation briefly comprises: Entrance Hall, Cloakroom/ wc with a white suite, spacious Lounge with french doors to the rear garden, fitted Kitchen/ Dining Room with built in oven and hob, Landing, two good sized Bedrooms and Bathroom/ wc with white suite and electric shower. Externally there is a open plan front garden with double width driveway for two cars and a enclosed rear garden with paved patio area.

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

UNFURNISHED

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

RENT £650 PCM

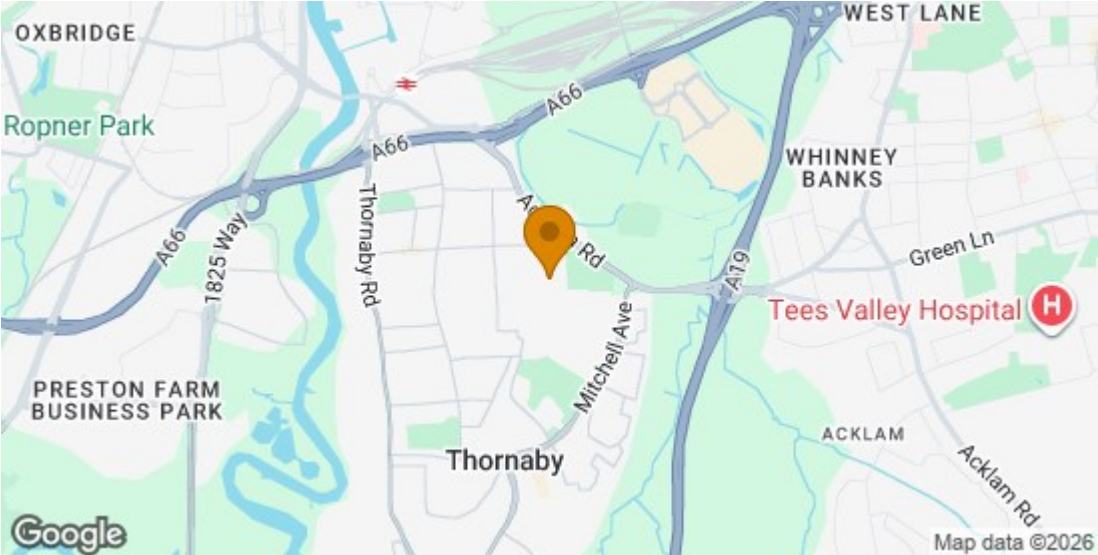
BOND £750

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

Faray Green, Thornaby, TS17 8GA
2 Bedroom - House - Semi-Detached
£650 PCM
EPC Rating: C
TENURE:
COUNCIL TAX BAND: B

 **SMITH &
FRIENDS**
ESTATE AGENTS

Faray Green, Thornaby, TS17 8GA



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (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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