



Smith and Friends are delighted to offer for rent this well proportioned two bedroom mid terraced property. The ground floor features a spacious open-plan lounge and dining area, creating a welcoming and versatile living space. To the rear, a practical galley-style kitchen offers direct access to the enclosed yard, providing a private outdoor area ideal for low-maintenance enjoyment.

Upstairs, the split-level landing leads to two generously sized double bedrooms and a well-appointed family bathroom. The master bedroom benefits from built-in storage and retains its original fireplace, adding a touch of traditional character to the home.

Location: Situated in the sought-after Oxbridge area of Stockton, the property is conveniently positioned close to a range of local shops, schools, and everyday amenities. The much-loved Ropner Park is also within easy reach

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £18,000pa; GUARANTORS: if required £21,600pa
Rent £600
Bond £692

(Application is subject to a holding fee - please refer to our website for further details)

Norfolk Street, Stockton-On-Tees, TS18 4BB

2 Bedroom - House - Mid Terrace

£600 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A

Norfolk Street, Stockton-On-Tees, TS18 4BB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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

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

01642 607555

stockton@smith-and-friends.co.uk

 **SMITH & FRIENDS**
ESTATE AGENTS