

SMITH & FRIENDS are Pleased to Bring to the Market this well Presented and Improved Fully Furnished Three Bedroom Semi-Detached House which must be viewed internally to be appreciated fully. Located within the Popular Area of Hardwick, Stockton-on-Tees.  
 Located on a Popular Modern Development the Property, within Walking Distance of Local Shops, Schools for all Age Groups, North Tees Hospital and Regular Bus Services to Stockton Town Centre.

The Property Briefly Comprises: Entrance Hall with stairs to the First Floor, Ground Floor Cloakroom/WC, Fitted Kitchen/Dining Room, Spacious Lounge with French Doors leading to the Rear Garden, Landing, Three Bedrooms - Two with Excellent Fitted Wardrobes and Bathroom/WC.

Externally there is a Open Plan Front Garden, Two Car Parking Spaces to the Rear and an Enclosed Rear Garden with Decked Patio Area.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is Highly Recommended.

FURNISHED / NO SMOKERS / NO PETS  
 REQUIRED EARNINGS: Tenants £24,750pa; Guarantor, if required £29,700pa  
 RENT £825 PCM  
 BOND £951  
 (Application is subject to a Holding Fee - please refer to our website for further details)

**Dryburn Road, Stockton-On-Tees, TS19  
 8JN**

**3 Bedroom - House - Semi-Detached**

**£825 Per Calendar Month**

**EPC Rating: C**

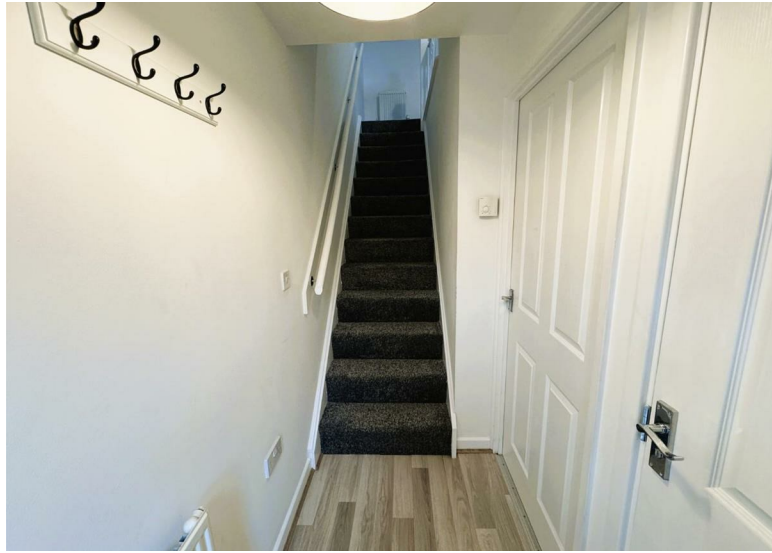
**TENURE:**

**COUNCIL TAX BAND D**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

# Dryburn Road, Stockton-On-Tees, TS19 8JN



## GROUND FLOOR

Entrance Hall

Cloakroom/ wc  
4'10 x 3'4 (1.47m x 1.02m)

Lounge  
14'8 x 11'4 (4.47m x 3.45m)

Kitchen  
13'6 x 11'6 narrowing to 10'8 (4.11m x 3.51m narrowing to 3.25m)

## FIRST FLOOR

Landing

Bedroom 1  
14'8 x 9'8 (4.47m x 2.95m)

Bedroom 2  
9'8 x 8'0 (2.95m x 2.44m)

Bedroom 3  
6'6 x 6'6 (1.98m x 1.98m)

Bathroom/ wc  
8'4 x 5'4 (2.54m x 1.63m)

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 incentives relating to these services.

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

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