



\*\*\* Available Now\*\*\*

This three bedroom semi detached house located in the heart of Thornaby. Recently fully refurbished throughout the property comprises of an entrance hallway, lounge, dining room and modern fitted kitchen on the ground floor. The upper level offers three bedrooms and a modern family bathroom. Externally: Gardens to the front and rear.

REQUIRED EARNINGS - TENANTS: £27,750pa; GUARANTOR: if required £33,300pa

RENT: £925  
BOND: £1067

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.

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

**Thornaby Road, Stockton-On-Tees, TS17 8PD**

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

**£950 Per Month**

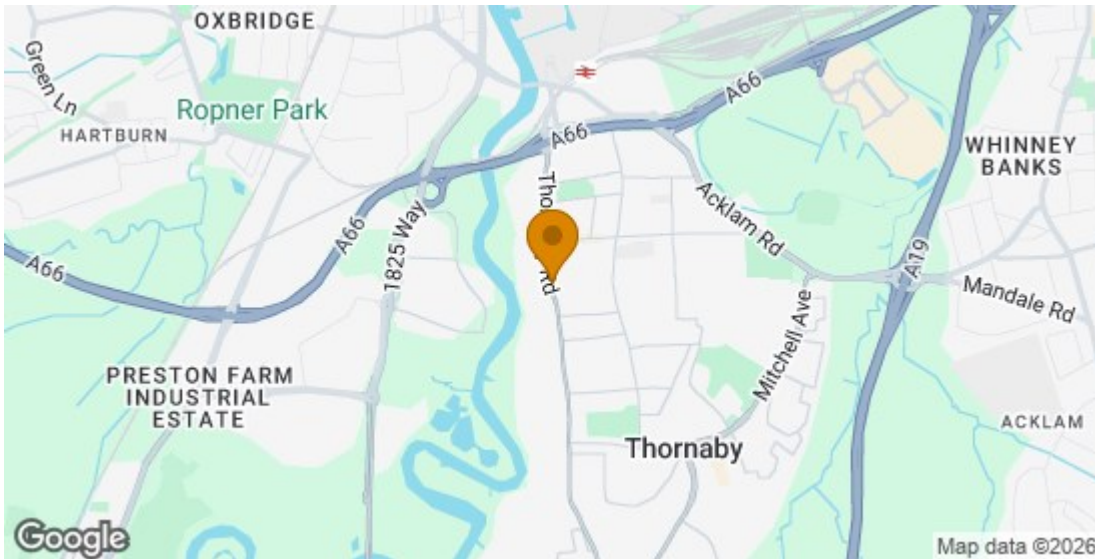
**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND:**



# Thornaby Road, Stockton-On-Tees, TS17 8PD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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