

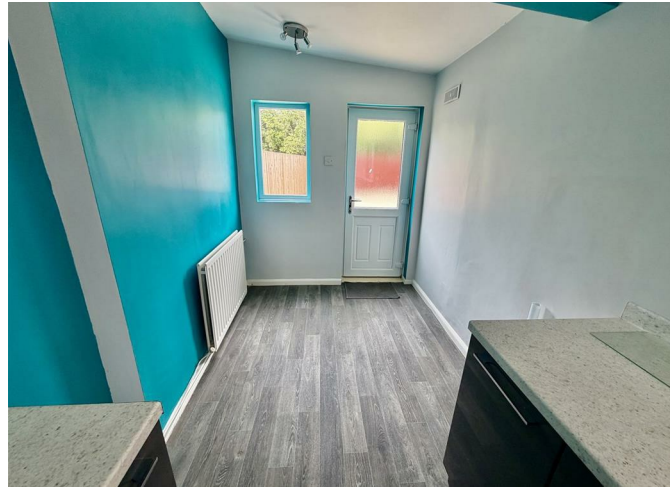


Warwick Crescent, TS23 4AH
3 Bed - House - Mid Terrace
£850 Per Month

Council Tax Band: A
EPC Rating: D
Tenure:



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Warwick Crescent, TS23 4AH

A well presented and spacious 3 bedroom mid terrace house situated in a popular part of Billingham. The property comprises of entrance hallway, lounge, dining room, kitchen/breakfast area, landing, 3 bedrooms and bathroom/w.c. Externally the property has an easily maintained rear garden and benefits from gas central heating, 2 reception rooms and a modern kitchen and bathroom. The property is available from 29 June 2026 and viewing is highly recommended.

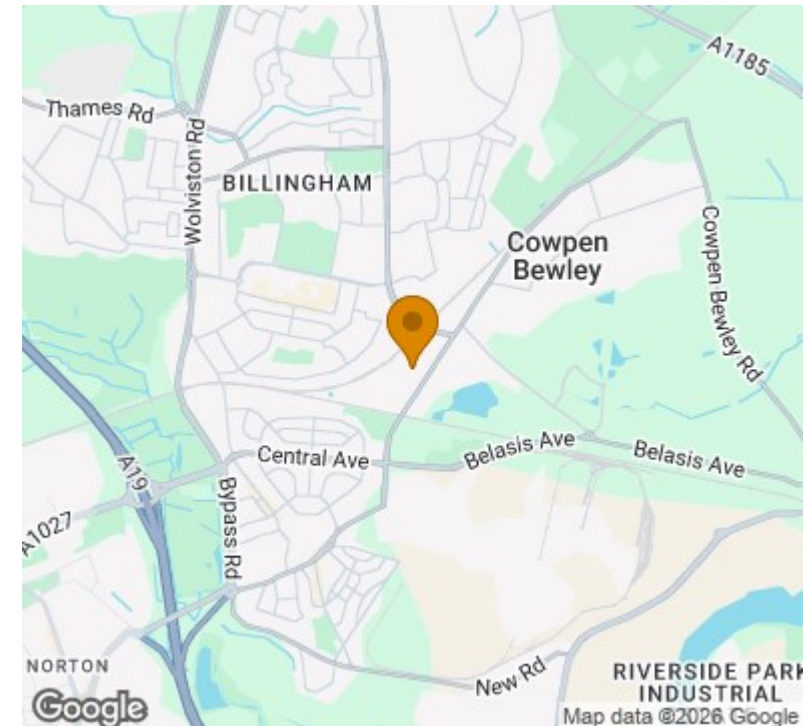
Deposit £980

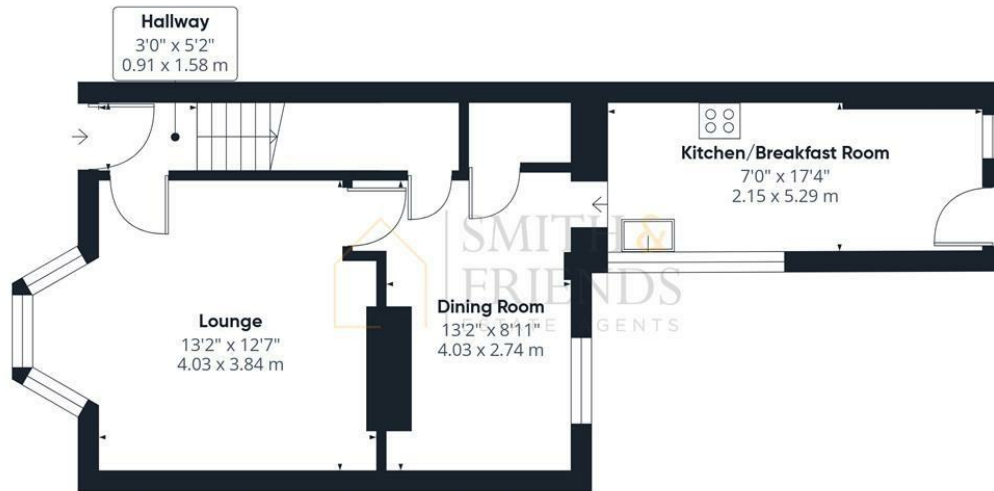
EPC Band D

Council Tax Band

Required earnings: tenant £25,500 per annum, guarantor £30,600 per annum (if required).

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





Ground Floor



Floor 1

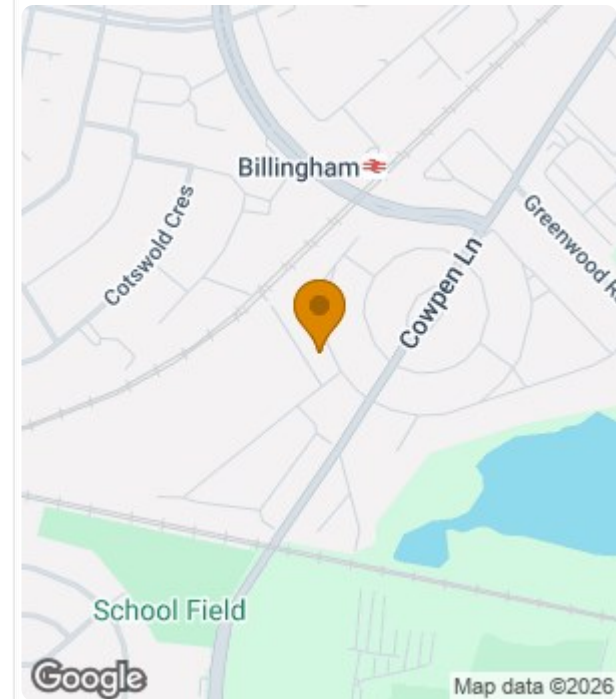


Approximate total area⁽¹⁾
850 ft²
78.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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 incentives relating to these services.

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