



Available now to move straight into. The property has been refurbished offering a fitted kitchen and bathroom. Comprising of an entrance hallway, open plan lounge/dining room and a low maintenance rear outside space. The upper level offers a modern bathroom and two bedrooms. Location: Situated central Stockton close to schools, shops and local amenities.

EQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTOR: if required £23,400pa

RENT: £650

BOND: £750

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)

**Waverley Street, Stockton-On-Tees, TS18 3JH**

**2 Bedroom - House - Mid Terrace**

**£650 Per Calendar Month**

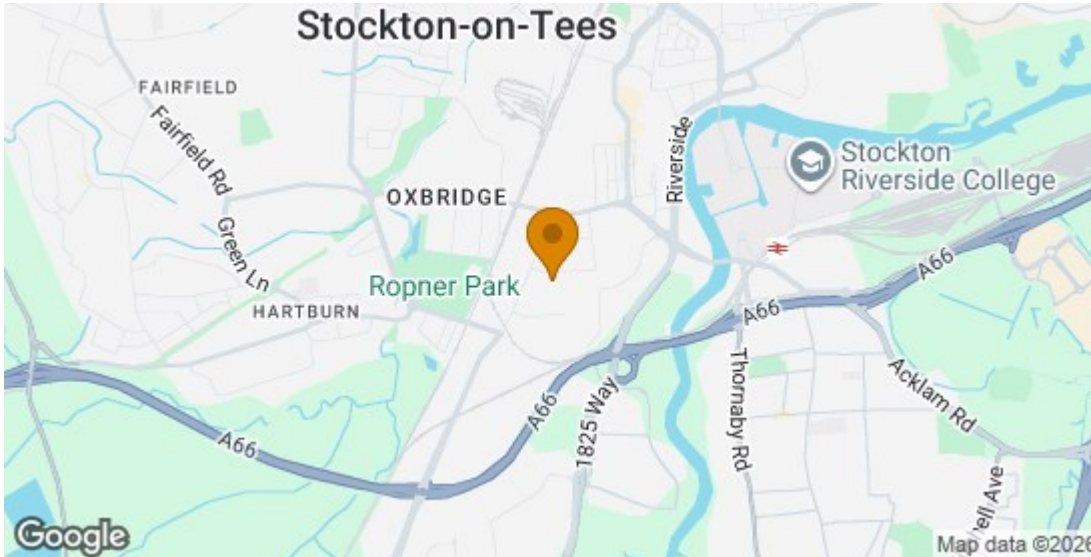
**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



# Waverley Street, Stockton-On-Tees, TS18 3JH



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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