



Two bedroom semi detached house. Pedestrianised position. Open outlook to the front. Recently refurbished and redecorated throughout. To let on an unfurnished basis. Entrance Hall, Lounge, Dining Room, refitted Kitchen with built in oven and hob, Landing, two Bedrooms, refitted Bathroom/Wc with white suite and wall mounted shower. Gas central heating. Upvc double glazing. Front garden. Enclosed rear garden with brick outhouse. Popular area close to amenities and North Tees Hospital. Viewing recommended.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-tees

UNFURNISHED / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £21,000pa; Guarantor, if required £25,200pa

RENT £700

BOND £807

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

**Ibstone Walk, Stockton-On-Tees, TS19 8DU**

**2 Bedroom - House - Semi-Detached**

**£700 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**

# Ibstone Walk, Stockton-On-Tees, TS19 8DU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(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

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 **SMITH & FRIENDS**  
ESTATE AGENTS