



, Stillington, TS21 1LX
3 Bed - House - Semi-Detached
£800 Per Month

Council Tax Band: D
EPC Rating: E
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



, Stillington, TS21 1LX

*** AVAILABLE IMMEDIATELY ***

For rent, located within the pleasant village of Old Stillington, this three bedroom semi-detached house. Within easy travelling distance to Stockton on Tees, Darlington and the A66 linking the commercial centres of the North

The property briefly comprises of: Entrance Hall, Living Room, Separate Dining Room, Fitted Kitchen, Cloakroom/WC and Utility Room. The first floor has Three Bedrooms and a Modern Family Bathroom.

Externally, the property has gardens to the front, side and rear with laid to lawn, along with a gravelled parking area. The property has the benefit of grazing land extending to approximately 1.2 acres adjacent to the house.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

UNFURNISHED

REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa

Monthly Rent - £ 800 PCM

Bond - £923

SMITH & FRIENDS ARE ADVERTISING THIS PROPERTY ONLY* *Terms Apply.

GROUND FLOOR

Hallway

7'3" x 13'4" (2.23m x 4.08m)

Living Room

13'11" x 19'10" (4.26m x 6.07m)

Dining Room

14'4" x 9'9" (4.37m x 2.98m)

Kitchen

8'0" x 8'9" (2.46m x 2.69m)

Utility Room

3'0" x 5'1" (0.92m x 1.57m)

Downstairs WC

2'11" x 5'4" (0.89m x 1.65m)

FIRST FLOOR

Landing

4'1" x 8'5" (1.26m x 2.58m)

Bedroom 1

14'0" x 11'11" (4.28m x 3.64m)

Bedroom 2

11'10" x 11'5" (3.63m x 3.48m)

Bedroom 3

7'4" x 6'8" (2.25m x 2.05m)

Family Bathroom

7'4" x 7'10" (2.24m x 2.39m)



Ground Floor



Floor 1



Approximate total area¹⁾
1108 ft²
102.9 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		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(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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