



Walking distance to Norton High Street this two bedroom mid terraced house is ready to move straight into.

Comprising of an entrance hallway, lounge, separate dining room and kitchen on the ground floor. The upper level offers a split level landing, two bedrooms with the master bedroom having double built in robes/storage and bathroom.

Externally: Enclosed rear yard ideal for planted pots and a seating area. Street parking to the front of the property.

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

RENT £695pcm

BOND £801

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

Mill Street, Stockton-On-Tees, TS20 1AB

2 Bedroom - House - Mid Terrace

£695 Per Calendar Month

EPC Rating: E

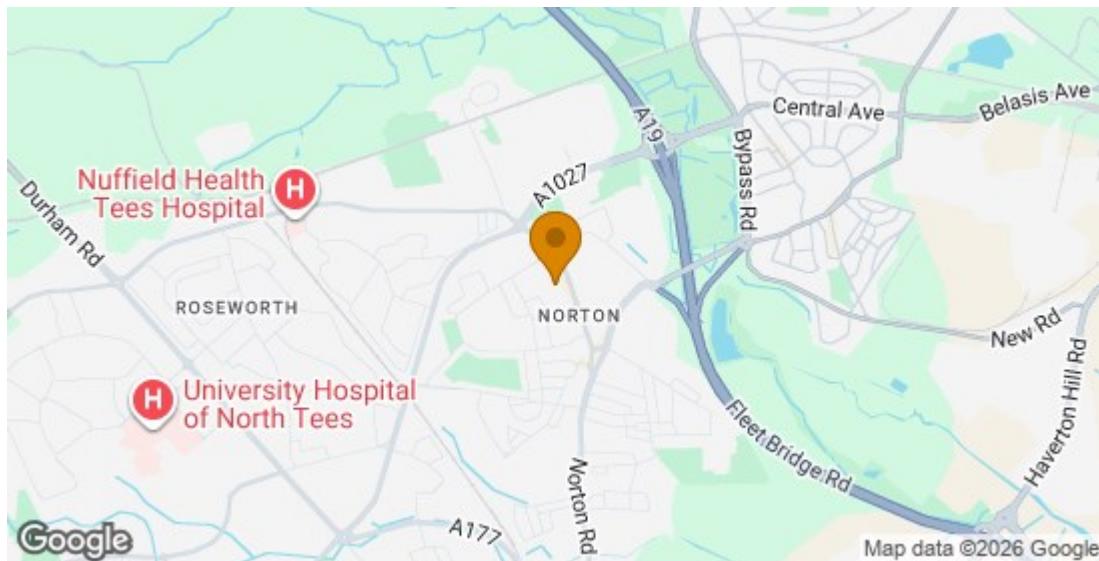
TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Mill Street, Stockton-On-Tees, TS20 1AB



| 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 | |
| (21-38) | F | 42 |
| (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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS