

A smart and well presented 3 bedroom property, located in a popular area of Stockton. The property briefly comprises of entrance porch, lounge, kitchen/dining area, stairs to first floor landing leading to bedrooms 2 & 3 and family bathroom, stairs leading to second floor landing which leads to master bedroom. Externally there is a driveway to the front of the property and to the rear there is an enclosed garden which is mainly laid to lawn with gated access to the rear.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £22,500pa; GUARANTORS: if required £27,000pa  
BOND: £865

(Application is subject to a holding fee - please refer to our website for further details)

**Witton Park, Stockton-On-Tees, TS18 3BH**

**3 Bedroom - House - Townhouse**

**£750 Per Calendar Month**

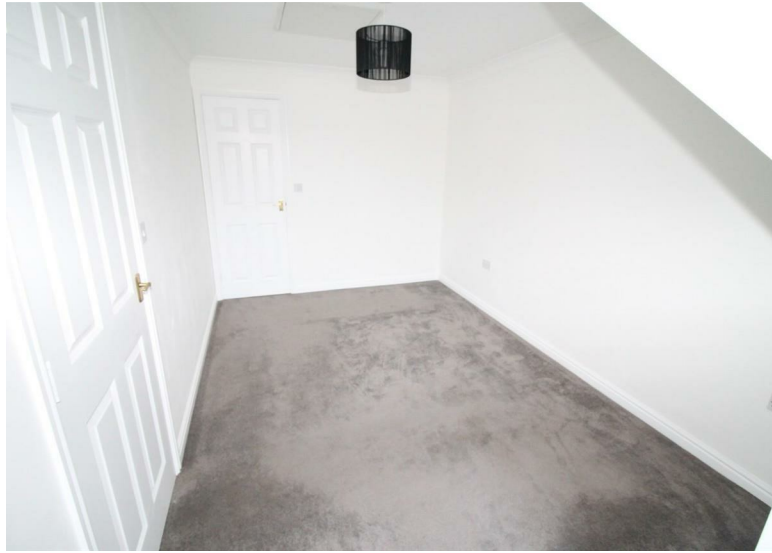
**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: B**



# Witton Park, Stockton-On-Tees, TS18 3BH



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>83</b>	<b>85</b>
<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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