



Three-bedroom house available to rent immediately in a convenient Stockton location, close to schools, shops, and a wide range of local amenities.

The property welcomes you with an entrance leading into a comfortable lounge, with stairs providing access to the first floor. To the rear, there is a fitted kitchen featuring double-glazed doors that open out onto a spacious private yard—ideal for outdoor use.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with fitted wardrobes, along with a modern bathroom complete with a white suite.

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

UNFURNISHED  
REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa

Rent £650  
Bond £750

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

**Dennison Street, Stockton, TS18 3JJ**  
**3 Bedroom - House - Semi-Detached**  
**£650**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: A**



# Dennison Street, Stockton, TS18 3JJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		69	
(55-68) D			
(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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