



Larger than usual three bedroom end terrace house. To let on an unfurnished basis. Ideal family home. Close to shops, schools and North Tees Hospital.

Entrance hall, Lounge, 19' fitted Kitchen/Dining room with built in oven and hob, landing, 3 large bedrooms, Bathroom/wc with white suite and shower. Gas central heating. UPVC sealed unit double glazing. Front garden with off street parking. Enclosed south facing rear garden. Recently redecorated. Viewing recommended.

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa  
 RENT £750  
 BOND £865

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS

**Dunston Road, Stockton-On-Tees, TS19 8SD**

**3 Bedroom - House - End Terrace**

**£750 Per Calendar Month**

**EPC Rating: D**

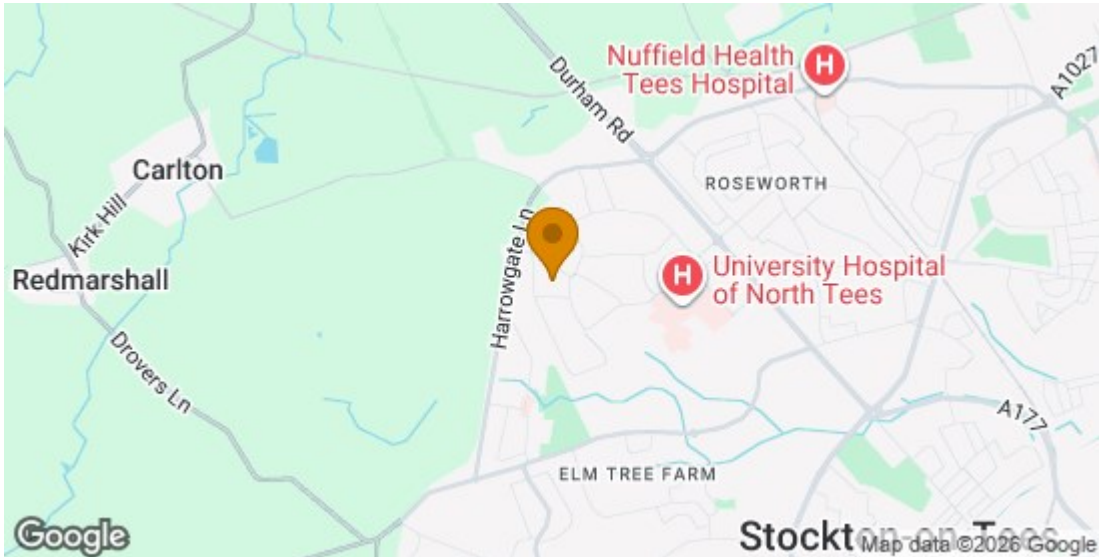
**TENURE:**

**COUNCIL TAX BAND: A**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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