



\*\*\*Available Now\*\*\*

This spacious two bedroom terraced house has come to the rental market. The property comprises of an entrance hallway with access to the upper level, a spacious lounge/diner and a fitted kitchen on the ground floor. The upper level has two double bedrooms and a bathroom. External: Rear courtyard. Location: Situated close to schools, shops and a ten minute walk to Stockton Town Centre.

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.

UNFURNISHED

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600

RENT £600

BOND £692

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

**St. Peters Road, Stockton-On-Tees, TS18 3JL**

**2 Bedroom - House - Terraced**

**£600 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



# St. Peters Road, Stockton-On-Tees, TS18 3JL



| 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>                            |                         | <b>84</b> |
| (55-68) <b>D</b>                            |                         | <b>69</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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

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

01642 607555

stockton@smith-and-friends.co.uk

